



The  
Heritage  
Practice

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Heritage Appraisal  
Flat 1 39 Eton Avenue, London, NW3 3EP

February 2023





## 1 Introduction

1.1 The following Heritage Appraisal has been prepared to support applications for planning permission and listed building consent at Flat 1, no. 39 Eton Avenue, London NW3 3EP.

1.2 No.39 Eton Avenue is Grade II listed and located in the Belsize Conservation Area. The proposals relate to a duplex ground and lower ground floor level apartment formed from the northern section of the original house.

1.3 The proposals are for a modest single storey rear extension and a canopy to the side of the building at lower ground floor level. Alterations to the internal layout and plan form of the apartment at both lower ground and ground floor levels are also proposed.

1.4 This appraisal has been produced using archive, desk based and online research, combined with a visual inspection of the site and wider area. Consideration has been given to the relevant national and local planning policy framework as well as an analysis of the building, its setting and wider context.

1.5 The appraisal should be read in conjunction with the drawings and supporting information prepared by Ambient Studio.

### Research and report structure

1.6 In line with paragraph 194 of the National Planning Policy Framework 2021, the purpose of this appraisal is to define the significance of the listed building and its contribution to the surrounding area. It will describe the proposed works and assess their impact on the special architectural and historic interest of the listed building and the character and appearance of the Belsize Conservation Area.

1.6 This Heritage Appraisal has been prepared by Hannah Walker (BA (Hons) Oxon MSc IHBC) who has extensive experience in dealing with proposals that affect the historic environment. She has 15 years of local authority experience, including 10 years as a Principal Conservation & Design Officer at the London Borough of Camden. She also has a wide range of experience in the private sector, preparing heritage statements and appraising the significance of historic buildings. She has trained as a historian, has a specialist qualification in historic building conservation and is a full member of the Institute of Historic Building Conservation (IHBC).



## 2 Site and surroundings

2.1 The following section provides a brief overview of the location and context of the application site as well as an outline description of the exterior of the building and the affected parts of the interior. It will also identify the relevant heritage designations which affect the site.

2.2 No.39 Eton Avenue was constructed in around 1900 by William Willett & Son who began to develop land on Eton Avenue from 1885 onwards. The building is located on the south side of Eton Avenue which is in the southern section of the Belsize Conservation Area.



Figure 1 No.39 Eton Avenue.

2.3 The building is an asymmetrical composition in the Domestic Revival Style, constructed in red brick with stone dressings. Where original windows survive these have stone mullions with leaded lights. Replacement window are generally timber casement units.

2.4 The roofscape of the building is characterful, with tall chimneys and three pedimented gables to the front facade. The main left-hand gable projects forward and has a bowed window at lower ground to 1<sup>st</sup> floor levels. The rear façade also includes two bowed wings over three floors, one larger than the other. The facade is topped by pitched, tile clad roof, which includes

high level dormer windows to the front, serving the third floor attic accommodation.

2.5 The exterior shares architectural characteristics with many of the other buildings in the area which were also built by William Willett & Son. These are constructed in a variety of eclectic late Victorian architectural styles, with the extensive use of rich red brickwork, stone dressings and terracotta. Their facades are well articulated, with projecting bays of varying profiles and levels of decoration, including contrasting banding, half timbering, relief panels and various architectural motifs. The roof levels are of interest and often highly decorative, with a range of gables, Dutch gables, dormers and prominent chimneystacks.

2.6 The building is divided into eight flats, laid out over five floors, from lower ground to third floor level, including attic accommodation within the roof space. The current internal arrangement of the flats dates from the late 20<sup>th</sup> century, prior to statutory listing, which resulted in the subdivision of significant spaces and the widespread loss of architectural features.

2.7 The application site consists of a duplex apartment (Flat 1) which occupies part of the ground and lower ground of the original single family house. It is currently accessed via its own entrance door at lower ground floor level in the eastern flank wall of the house. The flat also has access to a private section of the original rear garden.

2.8 Adjoining the site to the west is Springfield Court, a mid 20<sup>th</sup> century red brick apartment block with parking and lockup garages at the rear of the site. To the east is another detached building at no.41 Eton Avenue by Willett & Son which is also Grade II listed.





## Heritage Designations

### Statutorily listed buildings

2.9 No.39 Eton Avenue was Grade II listed on 11th January 1999. The listing description reads as follows:

*"Detached house. c1900. By Amos Faulkner; built by William Willett & Son. Red brick with stone dressings. Tiled gabled roofs with dormer and tall brick chimney-stacks, that to right hand return with stone cornice. 2 storeys and attics. 4 bays, all gabled except right hand. All windows with small leaded panes. Left hand projecting bay with 8-light canted bowed window through ground and 1st floors, ground floor transom and mullion; 3-light Venetian type attic window and gable with small pediment finial. Entrance in next bay to right with carved doorcase. This and other bays with 3 and 4-light windows. INTERIOR: not inspected."*

2.10 The area is rich in terms of its heritage and there are a number of statutorily listed buildings within the immediate vicinity and wider context. Those listed below are all located on Eton Avenue except for Belsize Fire Station which sits in a prominent corner position at the junction with Lancaster Avenue.

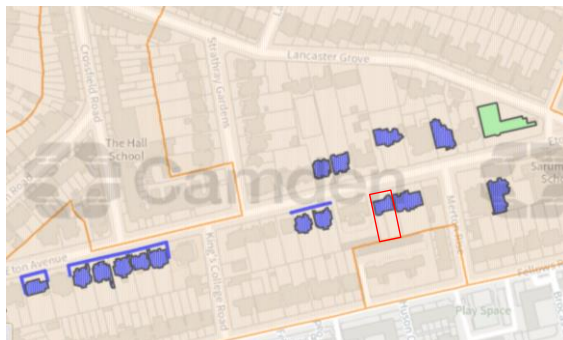


Figure 2 Map showing Grade II listed buildings in purple, Grade II\* in green and the Belsize Conservation Area designation shaded in buff.

### South Side

- No. 13 Eton Avenue – Grade II
- No. 31 Eton Avenue – Grade II
- No. 37 Eton Avenue – Grade II
- No. 43 Eton Avenue – Grade II
- No. 45 Eton Avenue – Grade II
- No. 61 Eton Avenue – Grade II
- No. 59 Eton Avenue – Grade II
- No. 57 Eton Avenue – Grade II
- No. 73 Eton Avenue – Grade II
- North House, Eton Avenue - Grade II

### North Side

- No. 26 Eton Avenue – Grade II
- No. 28 Eton Avenue – Grade II
- No. 34 Eton Avenue – Grade II
- No. 36 Eton Avenue – Grade III
- Belsize Fire Station, Lancaster Grove – Grade II\*

## The Belsize Conservation Area

2.11 The application site is situated in the Belsize Conservation Area which was first designated in 1973 and then extended in 1984, 85, 88, 91, 94, and finally in 2002. Eton Avenue was included in the conservation area in 1985 along with Fellows Road and Lancaster Gardens to protect *"distinctive groups of large detached houses and some terraces."*<sup>1</sup>

2.12 The Belsize Conservation Area Statement was adopted by the Council in 2002 and divides the conservation area into six sub areas. Eton Avenue is located in **Sub area 3 - Eton Avenue** (including Strathray Gardens, the southern end of Lancaster Grove, Lambolle Road, Lambolle Place, Eton and Lancaster Garages and Fellows Road). Sub Area 3 is described in the Statement as follows:

<sup>1</sup> LB Camden Belsize Conservation Area Statement and Management Strategy 2002 page 9.



*"This is a consistent area of predominantly late Victorian housing with some Edwardian pockets, built on land primarily in the ownership of Eton College. The houses within this area are smaller than the villa development to the north, being predominantly two storeys with an attic level. The properties in this area are notable for their varied styles and elevational treatment. There is however consistency of materials generally, red brick with red clay tiled roofs being a recurrent theme."*

### 3 Relevant planning history

There are a small number of relevant applications relating to no.39 Eton Avenue.

#### 1988

Planning permission (8804738) was granted on 5th December 1988 for 'A change of use to 5 self-contained flats and 3 self-contained maisonettes; 2 basement swimming-pools; the formation of roof terraces at first second and third floor levels and the installation of rooflights.'

#### 1989

Planning permission (8804739) was refused and then subsequently dismissed at appeal on 6 October 1989 for 'Conversion into 9 self-contained dwelling units.'

#### 1997

Planning permission (PE9606110) was granted in February 1997 for 'Construction of a glazed enclosed conservatory style porch/ vestibule to entrance to Flat 1 at basement level. As shown on drawing No P/OP/001, plus one unnumbered curtilage plan and one unnumbered elevation plan'

#### 2013

Planning permission and listed building consent (2013/0443/P & 2013/0479/L) granted in January 2013 for 'Replacement of rear window with timber French doors at lower ground floor level, and internal alterations to kitchen, guest bathroom, stairwell and master bathroom in connection with existing dwelling' to flat no.2

#### 2021

listed building consent (2019/4618/L) granted in November 2019 for 'Internal alterations to non-original partitions and floor coverings; electrical and plumbing refurbishment; replacement of staircases and doors. Structural alterations' to flat 03 (lower ground and ground floor duplex on the righthand side of the building.



## 4 Historic development of the site and wider area

4.1 The following section sets out the historic development of the site and provides a brief description of the origins and evolution of the site and wider area.

4.2 The Dean & Chapter of Westminster acquired the northern part of the Belsize area at the beginning of the 14th century. The southern tip of the Conservation Area, broadly the area to the south of Lancaster Grove and England's Lane was given to Eton College by Henry VI in 1449.

4.3 For centuries the area remained as a district of open fields dotted with dispersed farms and cottages as well as distinct nuclear settlements such as Hampstead village. On Roque's map of 1746 this rural landscape can be appreciated. The only notable development at this time was Belsize House, positioned adjacent to what is now Belsize Lane. Primrose Hill is also marked on the map, set amidst open land which was criss-crossed with a network of pathways.



Figure 3 Rocque's map of 1746.

4.4 Whilst the area remained primarily as farmland up until the 1840s, it had already begun to increase in popularity during the late 18<sup>th</sup> and early 19<sup>th</sup> centuries, as City gentlemen and merchants built large individual villas, taking advantage of the

spacious surroundings, fresh air, clean water supply and relative proximity to London. This growth was inevitably limited however by the challenges of travelling into the capital, which in this period was via horse drawn carriage and was slow, uncomfortable and expensive. Greenwood's map of 1828 depicts the overwhelmingly rural character of the area at this time, with development restricted to the plots alongside Haverstock Hill. Belsize House and its landscaped gardens are also a notable feature.



Figure 4 Greenwood's map of 1828.

4.5 The area only began to develop in earnest during the mid 19<sup>th</sup> century when Belsize House was demolished, and its estate laid out with large stucco villas built for the upper and upper middle classes. These included Belsize Square, Buckland Road (now Crescent) and Saint Margaret's Road (now Belsize Park Gardens). To the south Adelaide Road was also lined with large, detached houses with substantial landscaped rear gardens.

4.6 The 1866 Ordnance Survey map shows the rapid progress of this development, spreading out across the northern section of the area. To the south the land remained open for longer, with **Eton College laying out roads such as Eton Avenue, Lancaster Grove and Strathray Gardens** during the 1870s and 1880s.



Figure 5 The 1866 Ordnance Survey map.

4.7 William Willett & Son commenced development in the area from 1870, after purchasing a sublease of part of the Belsize Park Estate to build what is now known as Belsize Crescent. Belsize Crescent consists of mostly gault brick and stucco terraced houses typical of the area, except for no.24 Belsize Crescent which is the only listed building on the street and appears to have been the first red brick Queen Anne revival house that Willett & Son built in the area.



Figure 6 No.24 Belsize Crescent. 1886. Thought to be the first Queen Anne Revival House by Willett & Son.

4.8 This was followed shortly afterwards by development on Lyndhurst Gardens (nos.4-16 and 16-22 (even) are now Grade II listed) and 'high-class detached and semi-detached houses'<sup>2</sup> on the northern side of Belsize Avenue from 1871 and in Orman Road from 1878. Eton Avenue and Strathray Gardens were developed in the 15-20 years from 1885.

4.9 William Willett & Son used in-house architects for their buildings, including Amos Faulkner (1867-1940), the architect for no. 39 Eton Avenue, and Harry B. Measures (1862-1940). Interestingly it appears that only the Queen Anne domestic revival style, large red brick dwellings constructed by Willett & Son are statutorily listed. These speculative houses set a new artistic standard for their time, in contrast with the Italianate style and classical references of the earlier phase of stucco clad houses in the area.

4.10 Architect Harry B. Measures designed in a fairly strict Queen Anne Revival style as can be seen in the listed houses on Lyndhurst Gardens and at nos. 34, 36, 43, 45, 57, 59, 61, 65 and 73 Eton Avenue. Amos Faulkner designed in a freer style, inspired by the Arts and Crafts movement and the Domestic Revival in architecture, embodied at no.39 Eton Avenue and at nos.13, 26, 30, 31 and 37.

4.11 The 1891-94 Ordnance Survey map show most of the houses in the area already in place. However, much of Eton Avenue still remained undeveloped, with a saw mill situated on the triangular site between Eton Avenue and Lancaster Grove. By the 1912 Ordnance Survey map the application building is in place, but empty plots still remained along Eton Avenue, including directly to the west of no.39.

2 <https://www.british history.ac.uk/vch/middx/vol9/pp51-60>



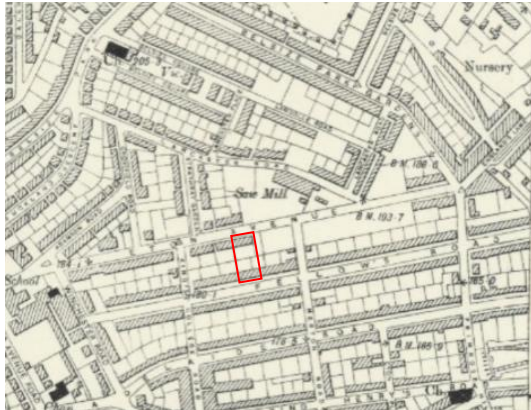


Figure 7 The 1891-4 Ordnance Survey map.



Figure 8 The 1912 Ordnance Survey map.

### Development of no.39 Eton Avenue

4.12 No. 39 Eton Avenue was built as a large single family house. By the time of a mid 20<sup>th</sup> century drainage plan the house is shown as subdivided into flats. The ground floor was given over to a single unit, Flat 1, whilst Flat 2 occupied all of the lower ground floor. A further four flats were arranged over the upper floors.

4.13 Access into Flat 1 was through a door from the front lightwell whilst Flat 2 was accessed via the main front entrance. A new staircase had been inserted off the main entrance hallway, connecting the ground floor with floors above and below.

4.14 Prior to the building being statutorily listed, planning permission was granted in

1989 for the conversion of the building to provide eight flats. This layout was only partially implemented and was modified again afterwards to the current layout.

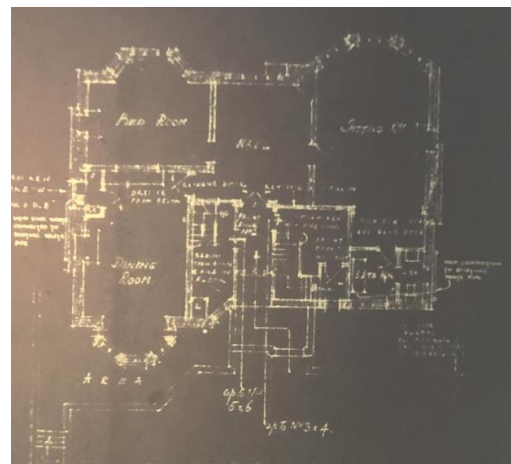
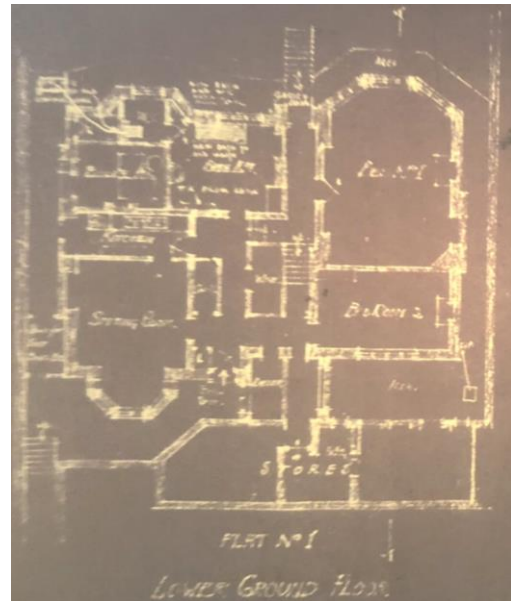


Figure 9 Drainage plans showing the lower ground floor (top) and ground floor layout (bottom) in the mid 20<sup>th</sup> century.



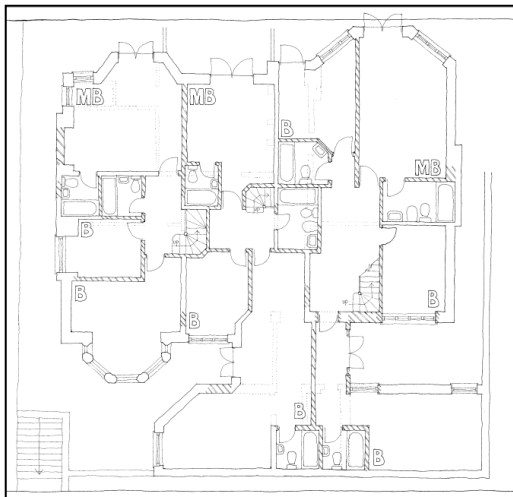
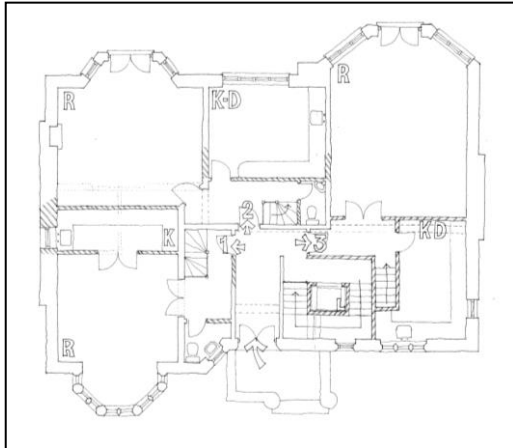


Figure 10 Drawings showing the permitted layout of the building at lower ground floor (top) and ground floor level (bottom) in 1989.

## 5 Significance of the site

5.1 The National Planning Policy Framework Annex 2 defines significance as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

5.2 A heritage asset is defined as *“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”* In this case the listed building at no.39 Eton Avenue and the Belsize Conservation Area are the heritage assets.



Figure 11 The front façade of no.39 Eton Avenue.

5.3 The building dates from 1900 and was originally built as substantial single family house. It was first subdivided into flats relatively early in its history and was subdivided into its current arrangement at the end of the 20<sup>th</sup> century.

5.4 The building has three main storeys, with further accommodation at lower ground floor level and within the upper part of the



roofscape. It is set back from the road behind deep lightwells, with areas of hard and soft landscaping at ground level.

5.5 The building is constructed of red brick with stone dressings. The front façade has its entrance door set broadly in the centre of an otherwise asymmetrical composition. To the east is a large, canted bay at ground and 1<sup>st</sup> lighting principal internal spaces. The staircase rises against the front wall and has windows set at the half landing level. Elsewhere on the façade windows are arranged according to the plan form internally, creating a high degree of informality.

5.6 The roofscape provides significant visual interest and is a prominent element in the overall architectural composition. Its steep slopes are clad in clay tiles, with three gables of varying size to the front façade and high-level dormers lighting the uppermost level of internal accommodation. Tall brickwork chimney stacks to each flank wall punctuate the roofscape and provide articulation and visual interest.

5.7 The windows are framed and embellished in stone, with metal leaded light casements set within them.

5.8 The rear façade has a plainer and rather austere character, without the stone window dressings which enliven the front façade. It has a series of three canted bays of differing projections and widths, rising up from lower ground to either 1<sup>st</sup> or 2<sup>nd</sup> floor levels. These add some articulation and visual interest to the façade. From the rear garden the lower ground floor is expressed, and along with the substantial gables at roof level, the building appears far larger and more dominant in terms of its scale than in views from Eton Avenue.

5.9 The house has a large rear garden which has been divided between a number of the flats so that they have individual

private strips of outdoor space. The garden for Flat 1 runs the depth of the site to the rear of the house and has a mixture of lawn, trees and soft landscaping.

5.10 No.39 Eton Avenue is a building of high architectural quality, demonstrating traditional craftsmanship and attention to detail. It forms one of several large, attractive detached houses along Eton Avenue, constructed by Willet & Son at the end of the Victorian period. These buildings demonstrate variety and individuality in terms of their plan form, layout and composition but are unified through their complementary architectural styles, including Queen Anne, Domestic Revival and Arts & Crafts elements. Furthermore, their high level of architectural and aesthetic interest, palette of red brickwork, clay tile, terracotta and stone, as well as rich detailing, provides a strong sense of visual coherence.



Figure 12 The rear façade of no.39 Eton Avenue and the private garden to Flat 1.

### Interior

5.11 No. 39 Eton Avenue was built as a large single family house. The original plan at ground floor level had a series of spacious reception rooms accessed off a large hallway. The staircase here is suitably



grand, with chunky turned balusters, moulded handrail and newel posts, as well as moulded wall panels and broken pediment door architraves.

5.12 Flat 1 is formed from part of the original ground and lower ground floor accommodation, with a modern staircase linking the floors to form a duplex apartment. The current layout is the result of alterations to the building in several phases prior to its statutory listing in 1999.

#### Lower ground floor

5.13 The existing plan at this floor level bears no resemblance to the original layout of spaces. The demise of Flat 1 at the rear of the building sits inside the width of the original room which once spanned across much of the rear of the house. The original spine wall has been lost and some of the front room has been carved up to form a WC and part of the entrance hall. Original partitions which formed smaller spaces within the main front and rear rooms have also been lost.



Figures 13 & 14 Views of the front room at LG floor.



Figure 15 The front room at lower ground floor level looking towards the centre of the plan.

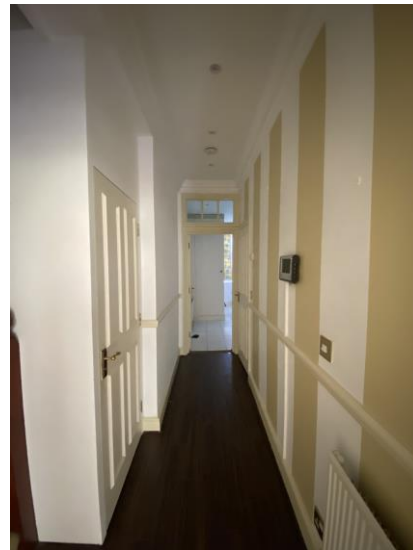
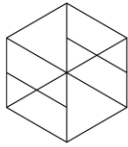


Figure 16 The internal corridor at lower ground floor level.

#### Ground floor

5.14 Here the original two room plan to the northern section of the ground floor has been entirely lost. The original spine wall has been removed and the space divided with a wall on a different alignment. A bathroom, bedroom and hallway have been carved out of the centre of the plan, creating a series of small spaces which do not relate to the original layout of the rooms. The front room, which would have been of particularly grand proportions, has been severely compromised as a result.



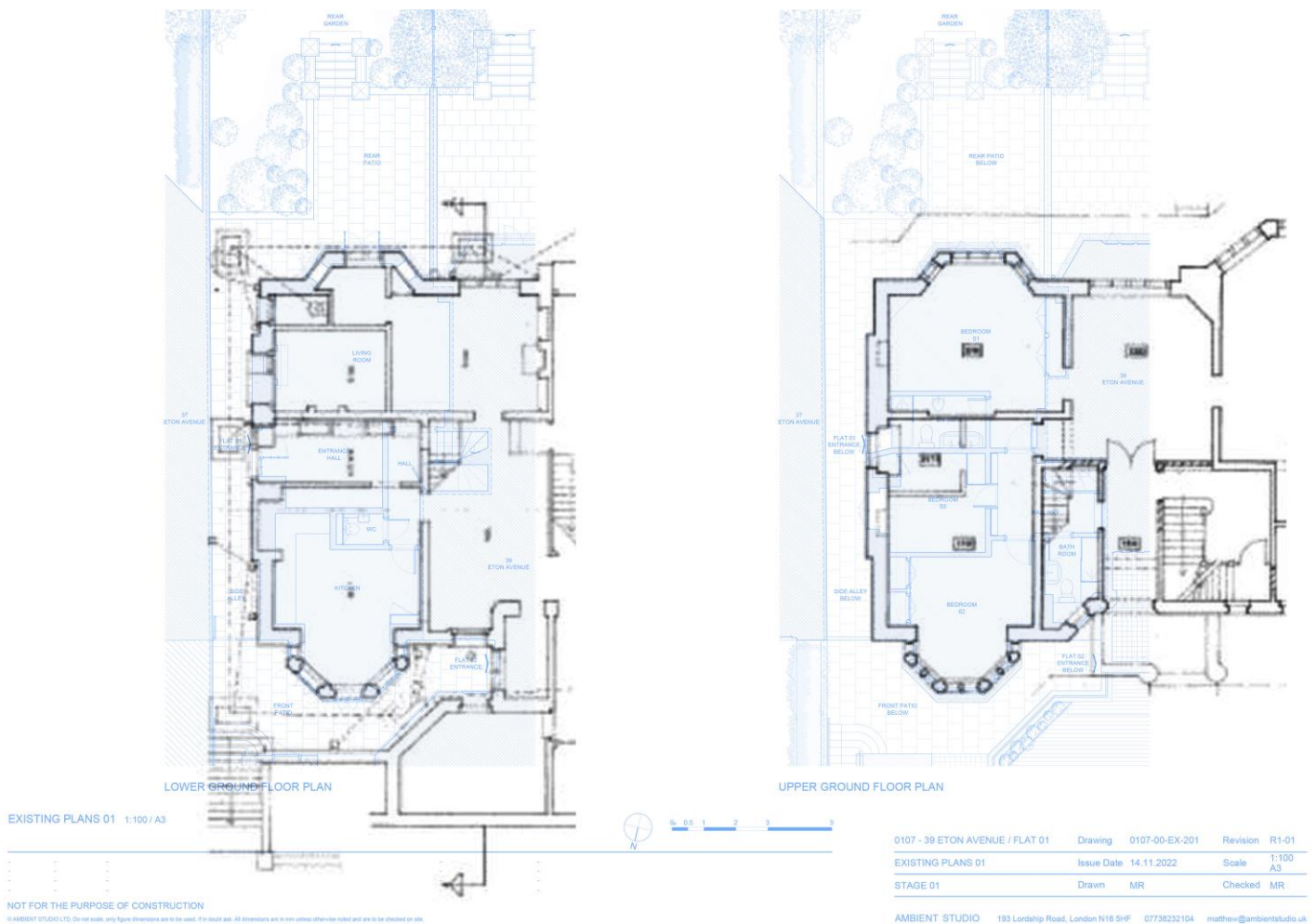


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Figures 17 Overlay of the historic plans onto the existing layout demonstrating the existing internal layout is entirely modern



*Figures 18 & 19 View of the front room and circulation space at ground floor level.*

*Figures 20 & 21 Views of the rear room at ground floor level.*

5.15 The new ground to basement staircase is located in partially the same position as the new staircase added in the mid 20<sup>th</sup> century. The remainder of this ante-room space off the main entrance hallway has been converted to a bathroom and a large section of the wall with the adjacent reception room removed in order to create circulation space within Flat 1.

5.16 The alterations to the building during the later part of the 20<sup>th</sup> century, prior to its statutory listing, have denuded it of original decorative features and much of the existing internal fabric now dates from the late 20<sup>th</sup> or early 21<sup>st</sup> centuries, including modern plasterwork and joinery. Reproduction features such as cornicing has been reintroduced however this runs around the modern layout and therefore lacks integrity and authenticity.



5.17 The loss of the vast majority of the original plan form and spatial quality of the interior of this part of the listed building means that the interior now makes very little contribution to its special architectural and historic interest. The grandeur of its principal rooms at ground floor level have been lost and the original vertical and horizontal circulation pattern of the listed building is no longer legible or appreciable.

### Values and significance

5.18 As referenced at paragraph 3.16 above, Historic England's 'Conservation Principles' identifies four values that can be attributed to a heritage asset. These have been examined in turn below.

#### 5.19 Evidential Value

This value is derived from the potential of a place to yield evidence about past human activity (para 35) and is generally closely associated with archaeological sites and remains, with age being a strong indicator of evidential value. The site dates from the around 1900, in an era that was increasingly well documented through photography and film. The house, in its original single dwelling form, provides us with evidence of how the urban upper classes lived at the end of the 19<sup>th</sup> century but beyond that, the building has no unique evidential value.

#### 5.20 Historical value

Paragraph 39 of the Conservation Principles document outlines that "*Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.*"

The building forms part of the historic local scene in this part of Belsize and has been a feature of the townscape since c.1900. It has clear historical value in terms of illustrating the transformation of the Eton

estate from a district of open fields and farmland in the early part of the 19<sup>th</sup> century to a densely covered residential inner suburb a century later. The building retains much of its original setting although the site to the west was developed during the mid 20<sup>th</sup> century with a block of flats. This detracts only marginally from the group historic value which the building has with other late Victorian detached houses by Willet & Son in the immediate and wider area.

The site has no obvious documented associations with any local or national figures of note, nor any clear or demonstrable relationship to notable historic events.

#### 5.21 Aesthetic value

Aesthetic value is defined as "*...the ways in which people draw sensory and intellectual stimulation from a place.*"

The building is a good example of the Queen Anne/Domestic Revival style and utilises a good quality palette of materials including red brick and stone. The irregularity and asymmetry of its composition, to suit the internal layout, are key components in its special interest. The front façade is of high architectural significance, with lower degrees of significance to the rear and flank elevations.

The house has group value with the other buildings on Eton Avenue, which share similarities of scale, style and materiality, with each one reinforcing the other's significance. The buildings have architectural value as part of a portfolio of buildings developed by Willet & Son during this period and the collaboration with the architect Amos Faulkner.

The building has townscape value due to its size, scale and quality, forming a prominent feature in views along Eton Avenue.





#### 5.22 Communal value

This value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory. In this case, any communal value would be 'social', defined at paragraph 56 as *".....places that people perceive as a source of identity, distinctiveness, social interaction and coherence."*

The site has communal value in so far as it has been part of the local scene since around 1900 and has thus featured in the day to day lives of those who live, work and pass through the area. However, there is little to distinguish it in a communal sense from other large, speculatively built individual houses in the area and it is its contribution to group value that is most important. However, this communal value is local in its focus and the buildings do not have any particular regional or national symbolism or value.

#### Conclusion

5.23 In this case the key significance of the site relates to its historic and architectural contribution to the development of this part of Belsize Park, reflecting to a small degree the transformation of the area from open fields to part of suburban north London by the end of the 19<sup>th</sup> century. The house was speculatively built but individually architect designed and is one of a series of houses by Willet & Sons in the Belsize area. It has a high degree of architectural value to its Eton Avenue façade, utilising a blend of the Queen Anne and Domestic Revival style which was fashionable during this period. As such, the building makes a demonstrable aesthetic contribution to this part of the Belsize Conservation Area.

5.24 The rear elevation of the building is of less significance than its front façade. This is a combination of the original lesser status accorded to rear façades combined

with its rather plain and austere character and lack of detailing or embellishment.

5.25 The external value and significance of the listed building is not reflected in its surviving interior due to the harmful impact of conversion works during the 20<sup>th</sup> century. These have had a dramatic impact upon the plan form, spatial quality, fabric and detailing of its internal spaces and these are now only of low significance, making little contribution to the special interest of the listed building.



## 6 Assessment of the proposals

6.1 This section will set out the proposed works and consider their impact. It will assess this impact in terms of the host building and its special architectural and historic interest as well as the character and appearance of the surrounding Belsize Conservation Area. The proposed works will also be considered against the relevant local and national historic environment policies as set out in Appendix A.

6.2 The proposed works are for a single storey rear extension and a new canopy within the space to the side of the building at lower ground floor level. Internal alterations to the layout of the property form part of wider proposals to modernise and refurbish its internal fittings and finishes.

### Rear Extension

6.3 A single storey extension is proposed to the rear of the property. This will be set slightly away from the projecting brickwork bay at lower ground floor level and will align with the building line of the eastern flank elevation of the house. It will be located in an area of existing hard landscaped patio which serves Flat 1. This is sunken in relation to the general garden ground level, with a set of steps to the south leading up to the lawned area.

6.4 The roofline of the extension will accord with the height of the existing fence between the gardens at the rear of no.39, as well as with the brick boundary wall with the garage of no.37 Eton Avenue to the east.

6.5 The proposed conservatory extension will be contemporary in appearance with solid sides clad in vertically laid burnt timber cladding and large areas of glazing facing into the garden. It will be topped with a green flat roof, surrounding two rooflights. This palette of materials is considered appropriate for the garden

setting of the extension and the green roof will ensure that there is an attractive outlook in views from the upper floors of surrounding buildings.



Figure 22 The existing patio area to the rear of Flat 1 and modern narrow painted timber French doors.



Figure 23 The existing patio area to the rear of Flat 3 (RHS) with a wider central door opening let aligns with the opening above.

6.6 The proposed extension is small and located at lower ground floor, within an



existing sunken area of the garden. As described above, the building appears far larger at the rear than in views from Eton Avenue due to the expressed lower ground floor and the size of the gables at roof level. Within the context the proposed extension is a discreet and modest feature in relation to the substantial scale of the building and will cause no harm its external appearance. It's simple but high-quality form, detailing and palette of materials will provide a subtle juxtaposition with the red brick rear façade of the listed building and differentiate the modern extension from the original envelope of the house.

6.7 The extension will be connected back to the listed building via a short, fully glazed link. This will abut the listed building in the centre of the rear canted brickwork bay. The existing modern timber French doors will be removed from the central aperture in the bay and the opening widened very slightly to provide improved access through to the extension.

6.8 The proposed glazed link will have a very 'light touch' on the original fabric of the listed building, discreetly channelled into the existing brickwork, and with only a very minor intervention to the existing door opening. The glazed link will provide the sense of a 'pinch point' between the original house and the new extension, providing a clear distinction between old and new. The form of the canted brickwork bay will remain appreciable in views of the rear of the house from the rear garden due to the narrow profile of the glazed link.

6.9 Adopted Camden SPG guidance is clear that "*Camden is committed to excellence in design<sup>3</sup>*" and "*respecting and sensitively responding to the natural and physical features, both on and off the site.*"<sup>4</sup> The proposed contemporary approach

allows for a main body of the extension to be set away from a rear façade of the listed building careful connecting and segregating in a manner entirely responsive to the specific site context. This would arguably not be achievable to with a standardised 'traditional' style conservatory extension.



Figure 24 The rear garden looking south from the house.

6.9 A new paved area will be created beyond the proposed extension with a similar arrangement of steps leading up to the main garden. The garden is a large space, and a substantial open amenity area will be retained. The nearest buildings to the rear are some distance away on Fellows Road and the proposed extension will retain the open grain and spacious character to the rear of the listed building.

6.10 Due to the individuality of the large houses along the south side of Eton Avenue, and the presence of the mid 20<sup>th</sup> century Springfield Court to the west, there is no consistency to the pattern of development along the road.

6.11 Overall the proposed rear extension will have no harmful impact upon the listed

<sup>3</sup> Camden 'Design' SPG paragraph 2.6.

<sup>4</sup> Camden 'Design' SPG paragraph 2.11





building or its setting and will preserve the character and appearance of the Belsize Conservation Area due to its low-level position, sympathetic design and sensitive scale and massing.

### Side Canopy

6.12 A modest canopy is proposed at lower ground floor level to the eastern flank of the building. This will be inserted into the space between the flank wall of the house and the site boundary with no.37, providing weather protection for users of the lower ground floor level entrance door. A small timber bin store will be provided directly to the rear of the timber gate/fence at the front of the building.



Figure 25 The existing space to the side of the building looking towards the rear garden (above) and from the street (below image).

6.13 The canopy will have a similar, contemporary design to the proposed rear extension, with a planted green roof and glazed skylight.

6.14 The canopy will be very discreetly located in an area of low significance at lower ground floor level. The narrow gap to the side of the house does not contribute positively to its setting and is a simple, functional space which currently provides access into Flat 1.

6.15 The height and scale of the proposed canopy are sympathetic and will rise only marginally above the height of the replacement fence/gate which aligns with the front façade of the building. The canopy will be set well below the cill level of the ground floor bay window to the front of the building and well set back from the front building line.

6.16 Consequently, the proposed canopy will have no demonstrable impact upon the architectural composition of the front façade, which in any case is highly informal and asymmetrical. Given the very substantial scale of the house, the proposed canopy, where appreciable at all, will appear as a very discreet and minor feature.

### Impact on the setting of surrounding statutorily listed buildings

6.17 The Grade II listed house at no.37 Eton Avenue is set away from its site boundary with no.39 and there is a large single storey garage between the house and its boundary. The proposed canopy will be installed at lower ground floor level and due to its discreet position and general lack of visibility, there will be no harm to the setting of no.37 Eton Avenue. Similarly, there will be no harm to other surrounding statutorily listed buildings on Eton Avenue due to the lack of inter-visibility between the canopy and the listed buildings.



6.18 The proposed rear extension is set discreetly within an existing sunken hard landscaped patio area. The roofline of the extension will rise no higher than the party garden party boundary to the east and therefore will have no demonstrable visual impact upon the setting of the listed building at no.37 Eton Avenue. The proposed rear extension will not be visible within the context of any other listed buildings along Eton Avenue.

### Fenestration

6.19 It is proposed to replace the modern timber and glazed entrance door into the flat from the side alleyway at lower ground floor level with a new metal framed door. This will not involve the loss of any historic fabric. The subdivided design of the door is similar to the existing timber version and the aluminium framing is in keeping with the metal casement windows which characterise the front facade of the building. The new door is tucked away at low level and to the side of the building and will not be readily visible from the public realm or surrounding houses.

6.20 At ground floor level it is proposed to replace an existing timber painted casement window which lights bedroom 03. The aperture will be enlarged, and a new single pane will be installed, with an aluminium frame. This will draw light into the building and provide an attractive sightline out from the ground floor hallway towards the planted green roof of the proposed side canopy. The use of an aluminium framed window is consistent with the original fenestration pattern of the listed building and will sit comfortably on the flank elevation of the listed building, being partially concealed in views from the street by the garage of no.37 Eton Avenue.

### Internal Alterations

#### Lower Ground Floor level

6.21 This floor level is being modestly reconfigured to provide a living room to the rear of the plan and a kitchen to the front. The layout here bears little resemblance to the historic plan form of the building and only modern partitions will be removed in order to create the new layout. This will avoid harm to any historic fabric. A new Crittal sliding screen will be introduced between the kitchen and the living area. This is an attractive, high-quality feature and references the metal framed leaded lights which are part of the original fenestration pattern of the building.

6.22 The proposals at this floor level are considered acceptable within the context of the significant 20<sup>th</sup> century alterations to the building. The original floor plan does not survive, and the modern layout does not accord with even the basic outline of the original rear room which extended further to the west than the current demise of Flat 1.

6.23 Within the context of the low significance of the building's interior, the proposals are not considered to cause harm to its special architectural or historic interest.

#### Ground Floor

6.24 Minor alterations to modern partitions will take place at this floor level. The wall between the hallway and bedroom 03 will be replaced with a new partition which has a double door opening and a utility cupboard. This will have no harmful impact within the context of the highly altered character of the interior of the building. The partition itself is modern and was inserted as part of the subdivision of the building into flats and therefore there will be no impact upon historic fabric.

6.25 The position of the modern partition which forms the ensuite towards the rear of



the plan will be replaced in a slightly different position in order to increase the size of the bathroom. This will not have any harmful impact.

6.26 A new single leaf door will be installed from the hallway of Flat 1 to link through to the adjacent common parts. This will provide Flat 1 with an entrance from the original front door and stair compartment, similar to the other apartments within the building. At present the only access into the flat is via the side alleyway at lower ground floor level. The new door will enhance the legibility of the building, reintroducing direct access to key principal spaces at ground floor level from the main stair compartment and the high status front ground floor entrance. There will be a very modest impact upon wall fabric within the entrance hallway however this is considered outweighed by the positive benefits of the works.

6.27 The interior of the property will be upgraded with new floor finishes throughout, alongside new kitchen and bathroom fittings. These are currently rather dated, and their replacement will enhance the internal character of the listed building.

### Secondary glazing

6.28 New secondary glazing is proposed for the building. This will be fitted to the inside face of the existing windows. Secondary glazing is a well recognised means of improving the thermal performance of historic windows whilst avoiding any loss of valuable fabric. Here the windows are an important part of the character of the building and will be retained. The secondary glazing itself is also fully reversible. Overall, there will be a slight visual impact internally due to the secondary glazing, but this is considered acceptable given the important improvements which can be secured in terms of energy consumption of the building.

### Assessment of the degree of compliance with the statutory, national and local heritage policy framework

#### Planning (Listed Buildings and Conservation Areas) Act 1990

6.29 The main issues for consideration in relation to this application are the effect of the proposals on no.39 Eton Avenue as a listed building and the impact of external changes to the building on the character and appearance of the Belsize Conservation Area.

6.30 The relevant statutory provisions in relation to these matters are contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 at sections 16 and 72. This appraisal has shown that the proposals will be appropriately designed and respectful to the character of the listed building and the surrounding townscape in terms of scale, massing, materials and design. There will be no harmful impact upon the defined significance of the listed building, due to the low inherent value of its interior following extensive subdivision works in the late 20<sup>th</sup> century. Thus, the special architectural and historic interest of the listed building and the character and appearance of the Belsize Conservation Area will be preserved in line with the relevant statutory duties.

#### National Planning Policy Framework 2021

6.31 The NPPF requires the significance of heritage assets to be described and for planning applications to take account of the desirability of sustaining and enhancing this significance. New development should make a positive contribution to local character and distinctiveness. Great weight should be given to the conservation of the heritage asset when considering the impact of a proposed development. The more





important the asset the greater the weight should be.

6.32 This Heritage Appraisal has provided a thorough analysis of the significance of the listed building and the relative contribution of the various parts to its special architectural and historic interest. The proposals will alter and extend the property in a sympathetic manner which is respectful to its form and character, concentrating additions in discreet positions which will have little impact upon the character of the listed building. The interior of the building has been fundamentally altered and the proposed works will modestly reconfigure the layout of the apartment without harm to any historic fabric or spatial quality. These works will improve the quality and balance of accommodation within the house and ensure that it remains attractive to current and future occupiers, thus sustaining its significance. Consequently, the proposals are considered to comply with the requirements of the NPPF.

#### London Borough of Camden Local Plan 2017

6.33 The proposed works are considered to comply with the relevant sections of the London Borough of Camden's Local Plan 2017.

6.34 **Policy D1 – Design** requires development to respect local context and character, preserve or enhance the historic environment and heritage assets and comprise details and materials that are of high quality and complement the local character. **Policy D2 – Heritage** outlines that the Council will preserve, and where appropriate enhance the borough's rich and diverse heritage assets, including conservation areas and listed buildings. In conservation areas, development is required to preserve or where possible, enhance their character or appearance. With regard

to listed buildings, the Council will resist proposals to alter or extend them where this would cause harm to their special architectural or historic interest and setting.

6.35 The proposed rear extension will be a high quality, crisp and contemporary addition to the rear of the listed building, providing a subtle contrast between old and new. It will be modest in terms of its scale and footprint and will be set away from the main envelope of the listed building. A glazed link will be used to reinforce the separation between the extension and the house and to create a clear distinction between them. It will be situated in a discreet, low-level position and will appear fully subordinate to the existing house, which presents as five fully expressed storeys to the rear. There is no coherent pattern of development to the rear along this part of Eton Avenue due to the individuality of the houses and the proposed rear extension will sit comfortably within the surrounding context.

6.36 There will be a very minor opening up of the aperture in the centre of the lower ground floor bay, however the overall visual and architectural integrity of the brickwork canted bay will be maintained.

6.37 The proposed canopy to the side of the building will be positioned at lower ground floor level and well setback from the main front façade of the house, minimising any potential visual impact within the streetscene. It will be a very minor feature in relation to the overall scale and presence of the listed building, located in an area of low significance. Other external changes to fenestration on the eastern flank of the building will respond to the materiality of the original fenestration and will be tucked to the side of the building, in low level positions.

6.38 Internally the original plan form and spatial quality of the listed building has been severely compromised by the subdivision of



the former single family house. The proposed reconfiguration of the layout is relatively minor in its scope and will only affect modern fabric. When combined with the upgrading of fittings and finishes and general works of repair and redecoration, the interior of the listed building will be enhanced.

#### **Belsize Conservation Area Statement guidance (2002)**

6.39 The proposals will comply with the guidance contained within the Belsize Conservation Area Statement. The proposed extension and side canopy will respect existing building lines, as well as the materials and elevational design of the host building.

6.40 The proposed side extension will not harm any pattern of development to the rear of the buildings on the south side of Eton Avenue as there is no uniformity to their form or profile. Its single storey character and sunken position will ensure an appropriate degree of visual and physical subordination to the host building, which is built to a very substantial scale. It will be positioned away from the rear façade in order to preserve the character and integrity of the canted brickwork bay and will be connected via a minimal glazed link. The lightweight contemporary appearance of the proposed rear extension and side canopy will provide a subtle juxtaposition with the solidity and historic character of the host building and will respect its form and scale.

6.41 The canopy will not infill the gap to the side of the building in any harmful way, nor will it undermine the balance or composition of the front façade. It will be well set back from the front building line and situated at lower ground floor level.

#### **Camden Planning Guidance – Home Improvements (January 2021)**

6.42 The proposals comply with the thrust of this guidance.

6.42 In line with paragraph 2.1.1, which relates to rear extensions, the proposals will be subordinate to the host building in terms of footprint, height, building line and detailed design, utilising high quality, complementary materials. The height and scale of the proposed extension will be proportionate to the main building which is a generously sized single family house. The proposals will not undermine or obscure any notable architectural features, preserving the visual integrity of the canted brickwork bay on the rear façade. The proposed rear extension will be contained within an existing paved patio space to the rear of the building and the property will retain a sizeable private garden. There is no consistent pattern to the rear of the group of buildings along the south side of Eton Avenue in terms of the position, height, depth or design of existing rear additions and the proposals will sit comfortably within this heterogeneous context.

6.44 With regard to the proposed side canopy, this complies with the requirement to be set back from the main front elevation and to be secondary to the host building in terms of form, footprint, scale, proportions and detailing. The canopy will not conflict with any architectural features or fenestration on the flank wall of the building. The gap to the side of no.39 Eton Avenue is not notable within the streetscene. Nonetheless, the proposed canopy will be at very low level and will largely maintain the current character of the space to the side of the listed building.

#### **Camden Planning Guidance - Design (January 2021)**

6.45 The proposals are considered to comply with the thrust of this guidance, achieving high quality design which responds positively to its context and



respects surrounding heritage assets. The scale, massing, height, siting, detailing and materials of the proposals have all been carefully considered in order to preserve the special interest of the listed building and the character and appearance of the surrounding Belsize Conservation Area.

### The London Plan 2021

6.46 The proposals are considered to comply with the adopted London Plan (2021). The thrust of **Policy HC1 - Heritage conservation and growth** is that heritage assets should be valued, conserved and re-used and that development should be sympathetic in terms of form, scale, materials and architectural detail. The proposals will improve the layout, circulation and amenity value of the property and increase its attractiveness to current and future occupiers. This will ensure the ongoing occupancy and maintenance of the listed building without harm to its significance or special interest. Overall, the affected heritage assets (the listed building and the surrounding Belsize Conservation Area) will be conserved.

## 7 Conclusion

7.1 This Heritage Appraisal has been produced in support of applications for planning permission and listed building consent at Flat 1, no.39 Eton Avenue.

7.2 The proposed external works have been carefully conceived, taking account of the existing form and profile of the listed building. The siting, scale, design and materiality of the proposed rear extension and side canopy are both considered acceptable. Overall the proposals are relatively modest in their scope but will provide new, high quality and attractive accommodation which will enhance the character of the listed building.

7.3 Internally the works will allow for a modest reconfiguration of the house in an area that has been denuded of its original features, plan form and spatial quality due to subdivision and conversion works during the later 20<sup>th</sup> century.

7.4 The proposed works will fully comply with the requirements of the London Borough of Camden's Local Plan 2017 and will preserve and in many respects, enhance the special architectural and historic interest of the listed building. They will also preserve the character and appearance of the Belsize Conservation Area. The proposals will also accord with the provisions of the National Planning Policy Framework, in particular ensuring that the significance of the heritage asset is sustained and enhanced.



## Appendix A – Relevant Historic Environment Policy Context

A1 The following paragraphs set out the range of national and local policy and guidance relevant to the consideration of change in the historic built environment.

A2 The relevant statutory provision for the historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 16 requires that:

*“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Section 72 requires that:

*“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

### The National Planning Policy Framework (2012)

A3 The revised National Planning Policy Framework 2021 (NPPF) sets out the Government’s planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

#### Paragraph 194

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the

proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

#### Paragraph 195

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

#### Paragraph 197

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

#### Paragraph 199

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.





## Local Planning Policy

A4 Camden's Local Plan was adopted on 3 July 2017 and sets out the Council's planning policies, replacing the Core Strategy and Development Policies planning documents that were adopted in 2010.

**Policy D1 – Design** is a key policy and has various parts that are relevant to the proposed development in heritage terms;

*"The Council will seek to secure high quality design in development. The Council will require that development:*

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with "Policy D2 Heritage";*
- e. comprises details and materials that are of high quality and complement the local character;*

**Policy D2 – Heritage** has relevant parts and is clear that:

*"The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.*

### **Designated heritage assets**

*The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.*

### **Conservation areas**

*Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements,*

*appraisals and management strategies when assessing applications within conservation areas. The Council will:*

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*

### **Listed Buildings**

*Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:*

- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- k. resist development that would cause harm to significance of a listed building through an effect on its setting."*

## **Camden Planning Guidance - Design (January 2021)**

A5 This document has various generic policy and guidance on new development within the Borough.

Paragraph 2.9 indicates that:

*In order to achieve high quality design in the borough we require applicants to consider buildings in terms of:*

- context
- height
- accessibility
- orientation
- scale and massing
- siting
- functionality and layout
- detailing
- materials

Paragraph 2.10

- Development should respond



*positively and sensitively to the existing context*

- *Development should integrate well with the existing character of a place, building and its surroundings*

Paragraph 2.11

*Good design should respond appropriately to the existing context by:*

- *ensuring the scale of the proposal overall integrates well with the surrounding area*
- *carefully responding to the scale, massing and height of adjoining buildings, the general pattern of heights in the surrounding area*
- *positively integrating with and enhancing the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views, vistas and landmarks. This is particularly important in conservation areas.*

Paragraph 2.14

*Materials should form an integral part of the design process and should:*

- *Be contextual – the texture, colour, pattern and patina of materials can influence the impact and experience of buildings for users and the wider townscape. The quality of a well-designed building can easily be reduced by the use of poor quality or an unsympathetic palette of materials. Decisions on the materials used in a development scheme should be informed by those used in the local area.*
- *Respond to existing heritage assets and features by relating to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings.*

A6 The Home Improvements CGP 2021 contains a range of guidance with regard to rear and side extensions.

### **2.1.1 Rear Extensions**

*Rear extensions should:*

- *Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;*
- *Be built from materials that are sympathetic to the existing building wherever possible;*
- *Respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;*
- *Be carefully scaled in terms of its height, width and depth;*
- *Allow for the retention of a reasonably sized garden;*
- *Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
- *Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area;*
- *Have a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighbouring sites, where they exist*

### **2.1.2 Side & Front extensions**

*Side extensions should:*

- *Be set back from the main front elevation;*
- *Be secondary to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;*



- *Be built from materials that are sympathetic to the existing building wherever possible;*
- *Respect the dimensions of the existing front porch, where applicable;*
- *Respect and celebrate existing architectural features into new design, where they make a positive contribution to the character of the building or groups of buildings, such as projecting bays and porches*
- *Protect significant views or gaps;*
- *Ensure the established front building line is not compromised;*
- *Ensure the architectural symmetry or integrity of a composition is unimpaired;*
- *Ensure the original architectural features on a side wall are not obscured;*
- *Retain access to the rear of a property;*
- *Consider a sensitive approach for corner extensions which takes into account the neighbouring context.*

### **Belsize Conservation Area Statement**

A7 The Conservation Area Statement has a series of guidelines relating to new development within the Belsize Conservation Area.

*BE19 New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and, where appropriate, architectural characteristics, detailing, profile and materials of adjoining buildings. Proposals should be guided by the UDP in terms of the appropriate uses and other matters such as density and parking standards.*

*BE20 The Belsize Conservation Area has a variety of building types, ages and styles. Modern development has not always taken account of the area's history and its context. Development which is overtly modern will not be resisted provided it respects the*

*layout, height and scale of existing development within the Conservation Area.*

*BE22 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height but its effect on neighbouring properties and Conservation Area will be the basis of its suitability.*

*BE23 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.*

*BE25 In many locations there are views along rear elevations from adjoining streets. Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.*

*BE37 There are many semi-detached and detached villas in the Conservation Area and side extensions would only be acceptable where they do not upset the character and relationship between the properties, particularly where significant and well-preserved gaps between buildings provide views through to rear mature gardens. Normally the infilling of gaps will be resisted where an important gap is compromised or the symmetry of the composition of a building would be impaired. Where side extensions would not result in the loss of an important gap they should be single storey*





*and set back from the front building line.*

### **The London Plan**

A8 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Policy HC1 Heritage conservation and growth part C is relevant.

*C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.*