

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>31 July 2023</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>16 July 2023</b>	
<b>Officer</b>				<b>Application Number</b>			
Nick Baxter				2023/2283/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
3 Eton Villas NW3 4SX				Refer to decision notice.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Proposed painting of front, side and rear elevation render.							
<b>Recommendation(s):</b>		Refused					
<b>Application Type:</b>		Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>1</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		No responses were received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		The Eton CAAC sent a comment in support of the proposal, noting that the house is the only one remaining unpainted. It quotes the CA statement, noting that "the current mix of paint colours and unpainted properties does not significantly detract from the group value".					

## Site Description

The site is one of six grade-II-listed semi-detached houses of 1849 by John Shaw. All the houses were built with a Roman cement finish and this house is now the last in the group to have this finish.

## Relevant History

2022/5194/L

In 2022, the applicant sought permission for “Proposed painting of front, side and rear elevation Roman cement.”

He was told “The Roman cement is a rare survival, intended to give the house the appearance of being made of ashlar. When the houses were built, they will all have been finished in this way. Since this example has survived, it is important to protect it.

If your client is concerned about the appearance of the patch repairs, I have provided you with two sensitive approaches to overcome the issue. To reiterate, you can have the repairs done again with matching material, or you can stain the existing repairs to match the rest of the house.

To the points you raise in your email: since the list description was written in 1974, 125 years after the house was built, it has limited value and cannot be taken to refer to the original or even the intended state of the house. Nor does it itemise every feature of special interest of each building.”

The application was withdrawn.

## Relevant policies

Local Plan 2017:

D2 Heritage

NPPF 2021

London Plan 2021

## Assessment

This application seeks permission to paint the Roman cement that coats the house.

The Eton Conservation Area statement notes that “most of the villas in Eton Villas and Provost Road have been painted but originally the intention was to use stucco as a stone substitute and coursing lines are set into the render”.

As noted in the “planning history” section above, this is the last surviving member of the group to have this original finish.

This means that the finish is unusual, historic, interesting and locally specific. It is therefore a significant feature of the listed building, contributing to its special interest.

In 2022, the applicant was concerned about the appearance of the building. Advice was given to clean it and implement repairs. He has, as suggested, implemented patch repairs, but these were carried out in such a way that they did not match the rest of the building.

Instead of calling the contractor back to remedy this defect, either by repeating the work with correctly coloured render or by toning the render to match the rest of the house, the applicant now feels that the best way forward is to paint the house.

The applicant seeks to justify this by saying that the house had previously been painted, which he seeks to prove with two black and white photographs.

Even if this is the case (and the photographs are by no means conclusive), it is not in dispute that the house and its neighbours were originally finished in Roman cement.

This house, being finished in Roman cement, is in its historic condition, and this is desirable from a heritage point of view. The interested passer-by can understand what such houses originally looked like.

When harm has been caused to a heritage asset, and that harm is then undone, this does not mean that there is a presumption that the harm can be reinstated later. So, even if this house was once painted, and has subsequently been restored to its correct condition, this does not justify its being painted again.

As the CAAC notes in its comment, the conservation area statement says that “the current mixture of paint colours and unpainted properties does not significantly detract from the group value”. There is therefore no conservation area benefit to painting the house to match its neighbours. On the contrary, the loss of its correct, as-built finish, whether or not the render has ever been painted, and even if it is not the actual Roman cement applied in 1849, would be harmful to the special interest of the listed building.

It is considered therefore that the proposal harms the special interest of the listed building, contrary to policy D2 of the local plan.