

Application ref: 2023/1224/L
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STUDIOCARVER
37 Alfred Place
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
13 Eton Villas
London
Camden
NW3 4SG

Proposal: Erection of a single storey rear extension; increase in height of an existing boundary fence; reconfiguration of internal layouts to lower ground and first floor; alterations at second floor; new slimline double-glazed casement timber windows installed at second floor; existing timber sash windows retained and refurbished at front, side and rear; other minor internal and external alterations.

Drawing Nos: 2301_PL_010, 020A, 021C, 100B, 101A, 102A, 103A, 104, 200A, 201C, 202C, 203B, 300A, 301A, 500; Heritage Statement, Design and Access Statement, Arboricultural Impact Assessment.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 2301_PL_010, 020A, 021C, 100B, 101A, 102A, 103A, 104, 200A, 201C, 202C, 203B, 300A, 301A, 500; Heritage Statement, Design and Access Statement, Arboricultural Impact Assessment.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 This listed building consent application is for the erection of a single storey rear extension; upward extension of an existing boundary fence; reconfiguration of internal layouts to lower ground and first floor; alterations at second floor; new slimline double-glazed casement timber windows installed at second floor; existing timber sash windows retained and refurbished at front, side and rear; other minor internal and external alterations; and the re-landscaping of the rear garden.

The application site is a Grade II listed building. It is located within the Eton Conservation Area.

The building's significance includes its architectural design and materials, planform, evidential value as a mid-C19th house, group value with the contemporary houses in the development.

The proposed single storey rear extension would be 3.75 metres deep and would project across most of the width of the existing rear elevation. It would be finished predominantly in glazing and bronze cladding with metal-framed doors and cast-iron rainwater pipework. The proposed extension is no longer and no taller than the room which it adjoins and is of a restrained design. It would not harmfully affect the significance of the main house in terms of the legibility of its original architecture and historic character.

It is proposed to replace the existing single-pane glazing in the timber sash windows to Histoglass Monolaminate (thermally enhanced single glazing). None of the glass in the windows pre-dates the mid-late C20th. The same solution has been approved in a number of listed buildings in the Borough and London more widely, including many at higher Grades than the GII listed subject site. Slimline double glazing would be installed in the attic dormers (which are already double glazed with consent) and to some small modern windows in the side elevation (which are single glazed but of a single pane,

very small scale and clearly not part of the original design of the house).

The access to the extension would be achieved through the existing rear opening albeit with some widening on the north-west part of the rear wall. There would be a similar degree of re-instatement of rear wall to the opposite side of the room where a boot room is proposed which would reinstate the original planform of the space.

The basement has already been altered in terms of its planform, and the proposals are not considered to cause any additional harm to significance in this space. The retained nib, downstand, and re-instated adjacent wall in its original position (to form the boot room) not only preserves, but improves, the legibility of the original layout. While the opening-up of the stair core into the front room would not ordinarily be acceptable, it is noted that permission was granted at 16 Eton Villas (2021/0515/P) to open-up stair enclosure at lower ground level. Furthermore, the existing stair and doors are modern, and were installed under 2006/2692/L. Fire suppression is proposed by means of a sprinkler system at basement level only which is considered acceptable as the historic fabric at this level is very limited compared to the upper levels of the house.

The proposed works at ground floor comprise of the removal and replacement of modern joinery, the replacement of non-C19th floor finishes and the upgrading of existing doors for fire purposes. These works would preserve the building's significance.

- 2 The position of the door to the front bedroom is to be altered. The impact on the building's significance is low as the historic circulation and appearance would be essentially unaffected. In both the front and back bedrooms new joinery (cupboards) are proposed. These do not involve the loss of historic fabric and are of a reasonable scale and proportion in relation to the original form of the rooms they affect.

The most substantial alteration at first floor is proposed to the rear bedroom and bathroom. This area has been altered quite heavily in the past (particularly the bathroom). The proposed alterations retain the essential character and form of the spaces. There is some loss of what appears to be historic fabric within the bathroom, but that room has previously been altered so substantially that its evidential value has been considerably eroded and the impact of the works on the significance of the room is therefore considered to be neutral.

At second floor, the works largely relate to the replacement of windows as addressed above and there is no alteration to any fabric pre-dating the late C20th. There is therefore no impact on the significance of the listed building at this level.

The Council's Conservation Officer has raised no objections to the proposals, following amendments to the proposal. The works would preserve (and in some instances better reveal and enhance) the significance of the listed building.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16

of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The planning history of the site has been taken into account when coming to this decision. All comments received as part of the public consultation for the application have also been taken into account. The Eton CAAC objected to the application initially but following amendments to the plans their objection was withdrawn. A comment has also been received querying the drainage of surface water at the site, but this matter is not relevant to this listed building consent application and has been considered separately as part of the assessment of the related full planning application.

As such, the proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer