

CUBE Planning Planning Consultants Ltd

20-22 Wenlock Road, London N1 7GU
e-mail: contact@cubepanning.com

20 ETON VILLAS LONDON NW3

DESIGN AND ACCESS PLANNING STATEMENT, HERITAGE STATEMENT AND STATEMENT OF SIGNIFICANCE

Proposed pergola and storage shed within rear garden and soft and hard landscaping to front garden along with repositioned stepped access, boundary treatment, entrance gates and new bin and cycle storage.



December 2023

CONTENTS

1.0 Introduction

2.0 Site and Surrounding – Includes Heritage Statement / Statement of significance

3.0 Planning History

4.0 Proposed Development

5.0 Planning Policy Context

6.0 Proposal in terms of Policy Context

7.0 Conclusion

1.0 Introduction

1.1 This statement has been prepared in support of this planning application for the proposed works to the Grade II listed building at 20 Eton Villas, London NW3

1.2 The application submission comprises of the following:

- Completed 1APP Planning Application Form;
- Planning & Design and Access and Heritage Statement including Statement of Significance
- Architectural Drawings

1.3 In this Statement we outline the site, its planning context, history and the proposed scheme along with its reasoning. The proposal is prepared in response and assessed in terms of the adopted planning policy context.

2.0 Site and Surroundings

2.1 The site is situated on the northern side of Eton Villas forming part of the Grade II listed semi detached dwelling. The area consists of residential uses.

2.2 No. 20 Eton Villas is included on the statutory list of buildings of special architectural or historic interest at grade II and for group value as part of the wider group of properties Nos. 13-20 on 14th May 1974.

2.3 There are also a number of other statutory listed buildings within the immediate area.

2.4 The application site is located within the Eton Conservation Area.



Heritage / Statement of Significance - Description of Significance of Heritage Asset Affected

2.5 **Determining Significance**

2.6 Significance for heritage purposes is defined as the value of a heritage asset to this and future generations due to its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also for its setting.

2.7 The property is a Grade II Listed building and a description of the heritage asset is outlined below.

“8 semi-detached villas. c1849. By John Shaw. For Eton College. Built by S Cuming. Stucco, ground floors channelled, upper floors as ashlar; stucco quoins. Hipped slated roofs with dormers and bracketed eaves; Nos 13 & 14 with cornice and blocking course. 2 storeys, attics and semi-basements. 2 windows each. Prostyle porticoes with round-arched side openings; doorways with fanlights and panelled doors (some part glazed) approached by steps. Recessed, architraved, mostly tripartite sashes; ground floors with console bracketed cornices.

INTERIORS: not inspected..”

2.8 As mentioned, the property is part of the villas which is listed due to its group value of buildings in the Eton Conservation Area which is a historic residential area. The row consists of eight semi detached buildings by John Shaw, dating back to the early 19th century. They show restrained classical detailing, stucco with banding to the ground floor and steps up to porches. This is a townscape of heritage value.

2.9 The Council's Conservation Area Statement identifies the character of this part of the Area which states that the east side of Eton Villas (north) comprises of eight semi-detached villas of similar plan. They date from c1850. The properties are on two main storeys plus lower ground and attic. They are faced in stucco with projecting porches supported on square section columns. Detailing, where it survives, is relatively simple (these being from that part of the Victorian age when the simplicity of Georgian domestic architecture was still prevalent). Roof form is generally hipped with eaves but Nos.13 and Eton Villas at the junction with Eton Road have a parapet and cornice with a concealed pitch behind. The published literature therefore focuses on the generally consistent appearance of the group of the Eton Villas houses, which is derived from their construction together at the same time by the same architect.

2.10 It is noted that the interiors of the buildings have not been assessed in the statement.

The contribution of the setting to the significance

- 2.11 The significance of the listed building is primarily due to its principal street elevation which retains its original architectural features and character which contributes to the group value of the terrace and wider townscape.
- 2.12 The existing plan form, interiors and rear elevation of the application property have experienced alterations where the property has been historically converted and used as 2x self contained units. . It is considered that the rear elevation, internal layouts and roof form make a considerably lesser contribution to the significance.

Impact of the proposals on the significance

- 2.13 The proposal is for the pergola and storage shed within the rear garden along with soft and hard landscaping to the front of the house which would reduce the size of the front patio and steps with new low level walls, planting and timber trellises along with new gates to the street facing elevation and cycle/bin storage.

Front Garden

- 2.14 The proposal would use the approved paving under planning ref: 2022/0579/P. The enlarged patio to the front would have also impacted the existing tree roots which is avoided with the current proposal.
- 2.15 The proposed new entrance gates would be in keeping with the design and finish of those found within the immediate area. The gates are necessary to provide security for the homeowners. They are of a low level and would not appear dominant within the streetscene.
- 2.16 The timber trellis and planting would help soften the appearance and enhance the green element of the property when viewed from the streetscene.
- 2.17 The repositioned stepped access to the lower ground level would be built with the same finish with planting adjacent to the stepped access.
- 2.18 The repositioned stepped access would not be readily visible from the streetscene. Majority of the planting areas are maintained as per the previous approval. The side boundary fence would be replaced with a trellis. In addition the existing trellis would be replaced.
- 2.19 The bin, power supply and cycle storage would be timber structures within the front garden situated behind the boundary wall and new gates. The overall design and scale would be considered appropriate and would also be screened by the front boundary and gates.
- 2.20 The materials would be suited to the finish and would not result in any substantial harm on the character and appearance of the listed building.

Rear Garden

- 2.21 The proposed pergola would be a wooden structure with decorative lighting with a wooden storage shed. The structures would be modest in scale and situated within the rear end of the garden.

- 2.22 The pergola and garden storage shed given their overall materials, design and scale would not result in any harm to the main listed building and its setting. The proposed pergola would provide a welcomed feature within the garden in terms of its enjoyment of the amenity space.
- 2.23 In summary the proposal would not have any significant harmful impact on the historic fabric of the Grade II listed building and the character and appearance of the listed building and the surrounding streetscene forming part of the conservation area.
- 2.24 Any additional detailing can be secured via condition to ensure its quality preserves and enhances the character of the conservation area. As such, the proposal would not have a negative impact on the significance of the conservation area.

3.0 Planning History

Relevant Planning History

2023/2257/P - Details pursuant to condition 4 (hard and soft landscaping) of Planning permission 2022/0017/P dated 29/09/2022 for enlargement of existing dormer windows to the front and rear elevations and alteration to the boundary and patio areas to the front and rear elevations.

2022/0017/P - Enlargement of existing dormer windows to front and rear elevations, and installation of rooflights to side elevation, installation of a Juliet balcony to the rear elevation at first floor, alteration to the boundary treatment, the front and rear patio areas and associated fenestration alterations.

2022/0134/L - Internal and external alterations including removal of non-original partitions, repair of existing windows, installation of new window at lower-ground, new external staircase connecting the upper/lower ground floors, installation of new internal staircase at basement level and Juliet balcony at upper ground floor level all associated with the conversion of two self-contained flats into single family dwellinghouse.

2021/5763/P – Conversion of two self-contained flats into single family dwelling, installation of new external staircase to garden and Juliet balcony at upper ground floor level all to the rear elevation.

2019/3687/L – Conversion of the 2x self contained flats into a family dwelling and installation of timber staircase with handrail allow accessing between the lower ground floor and ground floor – Granted 19.07.2019

2019/3298/P – Conversion of the 2x self contained flats into a family dwelling and installation of timber staircase with handrail allow accessing between the lower ground floor and ground floor – Granted 19.07.2019

2011/3825/P – Installation of metal handrail along entrance steps to front elevation of existing house – Granted 16.08.2011

2011/3741/L - Installation of metal handrail along entrance steps to front elevation of existing house – Granted 16.08.2011

4.0 Proposed Development

- 4.1 The proposal seeks planning consent for internal refurbishment works which consists of the following works:

The works involve:

- Pergola and storage shed within rear garden
- New wooden finish entrance gates
- Timber cycle storage and bin storage
- Trellis / planting and new side boundary fence
- Reduction in patio size and stepped access to front of property leading to lower ground floor level
- Planting to front garden

5.0 Planning Policy Context

Introduction

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise.
- 5.2 The Camden Local Plan (2017), Core Strategy, contains policies which affect buildings which are listed or in conservation areas and the Eton Conservation Area Statement.
- 5.3 These policies outlined below have been considered as part of the proposed scheme and the response of the application to these are outlined below and in the related application submission documents.

Local Plan

- H3 – Protecting existing homes
- H7 – Large and small homes
- A1 – Managing the impact of development
- D1 - Design
- D2 – Heritage

Core Strategy

- CS5 (Managing the impact of growth and development)
- CS14 (Promoting high quality places and conserving our heritage)

Eton Conservation Area Statement (2002)

6.0 The Proposal in terms of Policy Context

Principle of garden structures and front garden alterations, design and impact on character of the listed building and surrounding conservation area

- 6.1 In regards to the policies outlined above it is considered that the proposed works to the front of the property would preserve and enhance the appearance of the listed building when viewed from the streetscene. In addition, the rear pergola and shed would not have any significant harmful impact on the heritage asset and the surrounding conservation area. The proposal would appear in keeping with the pattern of development within the Villas and immediate area.
- 6.2 The replacement external staircase to the lower level of the house would match the existing style and finish.
- 6.3 The works to the garden and external front areas along with boundary treatments and entrance gates would not result in any significant impact on the character and appearance of the listed house.
- 6.4 The proposed boundary treatments would be in keeping with the character and appearance of the area. The changes including the entrance gates to the front of the property would maintain the character of the house and enhance the streetscene.
- 6.5 The amendment document submitted outline the changes and illustrate these on drawings.
- 6.6 As such, the proposed development would comply with policies outlined above.

Amenity Impact

- 6.7 The proposal for the pergola and garden shed would not result in any harmful impact on residential amenities given the works are all internal and the Juliet balcony would not allow new views into neighbouring properties.

Access

- 6.8 The proposal would maintain the existing access form the front of the property and the internal staircases would be installed to allow access internally to the lower ground floor.

7.0 Conclusion

- 7.1 Based on the above assessment, we consider that the proposed development would be considered acceptable. The proposed works would not have any significant harm on any interests of acknowledged importance nor would it be detrimental to the amenities of the adjoining or future occupiers.
- 7.2 The design and layout is a well thought-out and appropriate design solution, specific to this particular site. The development would respect the character and appearance of the locality.

7.3 There would not be any detrimental impacts on amenity from the use, or other material considerations that weigh against the proposals. Therefore, it is our opinion that the application should be granted.

CUBE Planning