

From: CAAC Comments Form
Sent: 23 April 2024 16:50
To: Planning; Dawn Allott; Derek Gomez; Tuhinur Khan
Subject: CAAC Consultation Comments Received

Camden Council

Hi,

Someone submitted an entry for the CAAC Comments form form in the Camden Council site.
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Here's what **Someone** entered into the form:

Enter Pin

632423

Application ref.

2024/1189/L

Site Address

18 Eton Villas London Camden NW3 4SG

Development Description

Erection of new side dormer window, widening of rear terrace, new access stairs to rear garden and internal and external alterations

Planning officer

Jaspreet Chana

Advisory committee

Eton; Eton; Eton; Eton

Advisory committee

Please send your comments by:

2024-04-25T00:00:00.000

About your observations

When making your observations please consider the impact the proposals will have on the character and appearance of the conservation area. This will usually be related to physical changes but can include use of buildings. The character and appearance of the conservation area is set out in the conservation area statement it may be useful to refer to it to support your comments.

Please choose one

Comment

Do you have any comments or consider that the proposal is harmful to or does not preserve the character and appearance of the conservation area?

Eton
Conservation Area Advisory Committee

Advice from Eton Conservation Area Advisory Committee: 23.04.2024

Re: 18 Eton Villas: 2024/0670/P, 2024/1189/L
Erection of new side dormer window, widening of rear terrace, new access stairs to rear garden and internal and external alterations

The proposals are generally sympathetic to the historic property, and this is to be welcomed, but there are five areas which give rise to concern or comment:

- Loss of green garden space at the rear arising from the widening of the terrace
- Loss of original fabric in the lower ground floor
- Alteration to the original circulation at Lower Ground Floor
- Double-glazed upgrade to existing sash windows
- New dormer window to side elevation

Loss of green garden space

The loss of garden space has now become a regular occurrence in proposals to refurbish houses in the conservation area. Normally this is associated with the erection of a rear extension coupled with a garden room and/or pergola, and associated paving over of a previously green area. One of the notable features of the Eton Conservation Area is its gardens and any erosion of garden space is regrettable. We would like to see more clarity in Camden's policy in this area. The draft Local Plan: The Natural Environment - Protecting Gardens Paragraph 11.30 states:

"...we will resist the excessive loss of garden space recognising its value as a biodiversity resource..."

In this particular case the loss of garden space is related solely to additional paving and we would like to see the encroachment into the garden minimised by finding a way to reduce the size of the proposed new terrace.

Loss of original fabric

A loss of original fabric in the lower ground floor room is proposed. While the removal of the partition walls provides for a more acceptable living arrangement, retention of more nibs to reflect the historical layout would be desirable as would an attempt to incorporate the chimney breast into the kitchen design.

Alteration to the original circulation at Lower Ground Floor

On the Lower Ground Floor it is proposed to replace the original side door with a window. Two French doors to the garden are proposed on the rear façade, involving the removal of an original window. In the past this type of alteration to the original circulation has not been allowed in the conservation area and, where present, non-original openings will have usually predated the listing and conservation area. We would welcome Camden's advice if this policy has or is to be changed.

Double-glazed upgrade to existing sash windows

The changes to the location of some of the windows which are proposed in order to restore the appearance of the building to what it was historically is welcomed. New thin-profile, double glazing to existing historic sash windows is proposed throughout the listed property (except round headed stairwell windows which will be secondary glazed internally). This loss of original fabric is sought in order to upgrade the thermal performance of the building. Camden has issued Retrofitting Planning Guidance (updated 2013) which sets out clearly on page 44 the position relating to double and secondary glazing in listed buildings and conservation areas, namely:

" Original/historic parts of a building - Unlikely to be acceptable due to impact on appearance and fabric of the building.
Double glazing on non-original/non-historic parts of the building likely to be acceptable. Secondary glazing is generally acceptable where it does not damage original window or shutters, if present and does not conflict with existing glazing patterns."

In the past we have objected to the removal of original glazing but in view of the advances in the design and thermal efficiency of replacement glazing

for listed buildings in conservation areas we will be guided by Camden's Conservation Officer in this instance.

New dormer window to side elevation

There are no dimensions shown for the proposed new dormer to the side roof elevation. This will make it difficult to assess how what is constructed relates to what has been authorised. The scale of the loss of roof fabric to fit the dormer is not quantified. The construction of new dormers has often resulted insignificant loss of fabric, leading in some cases to enforcement action needing to be taken. We would like to see details of the size and projection of the dormer including dimensions and comparison with its neighbours on either side and a condition attached to ensure the retention of existing roof fabric, and that listed building consent should be sought if this proves difficult.

Yours sincerely,

Eton CAAC

Do you want to attach any files?

No

Attach files

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