

Application ref: 2024/0920/L
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 22 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

cube panning
20-22 Wenlock Road
London
N1 7GU

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
20 Eton Villas
London
NW3 4SG

Proposal:
Erection of a pergola and storage shed to the rear garden, and installation of cycle/bin storage alongside soft and hard landscaping to the front garden, including works to the front boundary.

Drawing Nos:
097-E-000; 097-E-001; 097-E-010; 097-E-011; 097-E-305; 097-A-001 V0; 097-A-010 V0; 097-A-011 V0; 097-A-110 V0; 097-A-120 V0; 097-A-305 V2; Design and Access Statement (prepared by Hesselbrand, dated 13/12/2023); Planning Statement, Heritage Statement, and Statement of Significance (prepared by Cube Planning, dated December 2023); Addendum V5 (prepared by Hesselbrand, dated 15/07/2024).

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:

097-E-000; 097-E-001; 097-E-010; 097-E-011; 097-E-305; 097-A-001 V0; 097-A-010 V0; 097-A-011 V0; 097-A-110 V0; 097-A-120 V0; 097-A-305 V2; Design and Access Statement (prepared by Hesselbrand, dated 13/12/2023); Planning Statement, Heritage Statement, and Statement of Significance (prepared by Cube Planning, dated December 2023); Addendum V5 (prepared by Hesselbrand, dated 15/07/2024).

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

- 4 Detailed drawings at a scale of 1:10 of the typical new railings to the front boundary, including materials, finish, and method of fixing into the plinth shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

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

Informative(s):

- 1 Reasons for granting listed building consent:

The property is located on the north side of Eton Villas, located within the Eton Conservation Area. It is a Grade II listed building which forms one of 8 semi-detached villas built c1849 to the designs of John Shaw for Eton College. They are faced with stucco, channelled at ground floor level and have stucco quoins. Each property is two storeys high plus attics and semi-basements, and the entrance to the properties is approached by a flight of stairs up to a squared portico with round-arched side openings and pilasters.

Listed building consent is sought for the erection of a pergola and storage shed within the rear garden, as well as alterations to the soft and hard landscaping treatment including the reposition of the stepped access, installation of a new bin and cycle storage area, and installation of entrance gates, all to the front elevation. There is an associated application for planning permission under ref.

The rear garden is already extensively paved and the proposed garden structure, given the proposed sitting on the paved area of the rear garden, would not exacerbate the loss in biodiversity to the conservation area. The proposed pergola measures approximately 6.7m in width, 2.6m in depth, and 2.7m in height, and would be located towards the rear end of the garden. Due to its scale and positioning, it would be subservient within the garden setting. Moreover, its appropriate scale, design, and siting will not impact the significance of the listed building. The proposed garden structure would rise approximately 0.1m higher than the existing rear boundary fence with trellis and would be constructed in timber with decorative lighting. The proposed pergola would only be visible in the oblique views, and it would not be considered that any views of the proposed structure within the rear garden setting would detract from the overall character and appearance of the host building, garden setting, streetscene along Steele's Road, or conservation area, nor would the proposal be harmful to the special interest of the listed building.

It is proposed to alter the boundary treatment to the front elevation, and the applicant has provided an addendum which indicates that the proposed fencing arrangement would reinstate the traditional front boundary treatment. Moreover, the new fencing arrangement as proposed would include metal railings embedded into coping stone above the brick walls and two metal gates, which would be used for pedestrian and vehicle access into the residential dwelling and existing car parking space. The proposal also includes a fully planted front garden behind the boundary wall, which would be an enhancement to the existing garden setting. The proposed works are considered to enhance the contribution the property makes to the character and appearance of the streetscape and thus that of the Eton Conservation Area. They also would not cause harm to the special interest of the listed building.

- 2 The proposed bin and power store would be located within the front garden area along the flank southwest boundary fence/wall and would measure approximately 2.3m in depth, 0.9m in width, and 1.5m in height. The proposed cycle store would measure approximately 2.1 in depth, and would match the bin store in height and width. Both the bin and cycle stores would be located behind the front boundary fence. Whilst the proposal would be visible from the street level, the proposed storage areas would not harm views of the front elevation of the building due to their location along the flank boundary fence/wall with no 18 Eton Villas, their subordinate scale, and the timber material palette proposed, which is suited to the nature of the garden setting. The cumulative impact of the front garden works are considered minor and would not detract from the character and appearance of the conservation area, nor would the works detract from the setting of the Grade II listed building.

The proposed hard and soft landscaping treatment would reduce the size of the front patio and steps with new low level walls, planting, and timber trellises. The landscaping proposals include existing paving/hardstanding, which would be replaced with new planted green areas. The area to the north boundary is less formally arranged and preserves the large mature tree. Thus the proposed

garden treatment is welcome and is a positive enhancement for the site and setting for the listed building. Overall the proposal does not negatively impact the setting of nearby listed buildings or the significance of the host building (no.20), and preserves the character of the wider Eton Conservation Area.

The proposal would preserve the character and appearance of the conservation area overall. It would also preserve the special architectural or historic interest of the listed building and nearby listed buildings. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed building, its setting, and its features of special architectural or historic interest.

The Eton CAAC commented to note an ongoing cumulative loss of garden space in the conservation area through a combination of rear extensions and garden rooms being erected. However, the CAAC raised no objection to the principle of the pergola, provided the structure in the rear garden is sensitively considered. As noted earlier in this decision notice, the garden structure is considered acceptable and would not result in the unacceptable loss of garden space.

An objection received from a neighbour in an adjacent street raised a number of concerns, including that the works commenced without consent, the scale of the works and erosion of garden space is unacceptable, and the use of the shed may be different to proposed. It should be noted that landscaping works have already been approved at the site (ref. 2022/0017/P), and the implementation of these would be lawful. As noted above and in the decision notice for the associated application for planning permission (ref. 2023/5368/P), the pergola and shed would be considered appropriately subordinate and would not result in further loss of garden space, and the use of the shed is secured as ancillary to the main dwelling. The site's planning and appeal history has been taken into account when coming to this decision.

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 2023.

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 positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer