

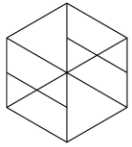
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Heritage Appraisal
Flat 1 39 Eton Avenue, London, NW3 3EP

October 2024





1 Introduction

1.1 The following Heritage Appraisal has been prepared to support applications for planning permission and listed building consent at Flat 1, no. 39 Eton Avenue, London NW3 3EP.

1.2 No.39 Eton Avenue is Grade II listed and located in the Belsize Conservation Area. The proposals relate to a duplex ground and lower ground floor level apartment formed from the northern section of the original house.

1.3 The proposals are for the widening of the existing door opening within the rear bay at lower ground floor level and the installation of a pair of new, painted timber French doors. The existing windows in the sides of the bay will be slightly enlarged, with new painted timber windows installed.

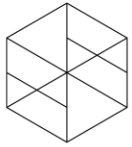
1.4 This appraisal has been produced using archive, desk based and online research, combined with a visual inspection of the site and wider area. Consideration has been given to the relevant national and local planning policy framework as well as an analysis of the building, its setting and wider context.

1.5 The appraisal should be read in conjunction with the drawings and supporting information prepared by Ambient Studio.

Research and report structure

1.6 In line with paragraph 200 of the National Planning Policy Framework 2023, the purpose of this appraisal is to define the significance of the listed building and its contribution to the surrounding area. It will describe the proposed works and assess their impact on the special architectural and historic interest of the listed building and the character and appearance of the Belsize Conservation Area.

1.6 This Heritage Appraisal has been prepared by Hannah Walker (BA (Hons) Oxon MSc IHBC) who has extensive experience in dealing with proposals that affect the historic environment. She has 15 years of local authority experience, including 10 years as a Principal Conservation & Design Officer at the London Borough of Camden. She also has a wide range of experience in the private sector, preparing heritage statements and appraising the significance of historic buildings. She has trained as a historian, has a specialist qualification in historic building conservation and is a full member of the Institute of Historic Building Conservation (IHBC).



2 Site and surroundings

2.1 The following section provides a brief overview of the location and context of the application site as well as an outline description of the exterior of the building and the affected parts of the interior. It will also identify the relevant heritage designations which affect the site.

2.2 No.39 Eton Avenue was constructed in around 1900 by William Willett & Son who began to develop land on Eton Avenue from 1885 onwards. The building is located on the south side of Eton Avenue which is in the southern section of the Belsize Conservation Area.



Figure 1 No.39 Eton Avenue.

2.3 The building is an asymmetrical composition in the Domestic Revival Style, constructed in red brick with stone dressings. Where original windows survive these have stone mullions with leaded lights. Replacement window are generally timber casement units.

2.4 The roofscape of the building is characterful, with tall chimneys and three pedimented gables to the front facade. The main left-hand gable projects forward and has a bowed window at lower ground to 1st floor levels. The rear façade also includes two bowed wings over three floors, one larger than the other. The facade is topped with a pitched, tile clad roof, which includes high level dormer windows to the front,

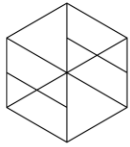
servicing the third floor attic accommodation.

2.5 The exterior shares architectural characteristics with many of the other buildings in the area which were also built by William Willett & Son. These are constructed in a variety of eclectic late Victorian architectural styles, with the extensive use of rich red brickwork, stone dressings and terracotta. Their facades are well articulated, with projecting bays of varying profiles and levels of decoration, including contrasting banding, half timbering, relief panels and various architectural motifs. The roof levels are of interest and often highly decorative, with a range of gables, Dutch gables, dormers and prominent chimneystacks.

2.6 The building is divided into eight flats, laid out over five floors, from lower ground to third floor level, including attic accommodation within the roof space. The current internal arrangement of the flats dates from the late 20th century, prior to statutory listing, which has resulted in the subdivision of significant spaces and the widespread loss of architectural features.

2.7 The application site consists of a duplex apartment (Flat 1) which occupies part of the ground and lower ground floors of the original single family house. It is currently accessed via its own entrance door at lower ground floor level in the eastern flank wall of the house. The flat also has access to a private section of the original rear garden.

2.8 Adjoining the site to the west is Springfield Court, a mid 20th century red brick apartment block with parking and lockup garages at the rear of the site. To the east is another detached building at no.41 Eton Avenue, also by Willett & Son and Grade II listed.



Heritage Designations

Statutorily listed buildings

2.9 No.39 Eton Avenue was Grade II listed on 11th January 1999. The listing description reads as follows:

“Detached house. c1900. By Amos Faulkner; built by William Willett & Son. Red brick with stone dressings. Tiled gabled roofs with dormer and tall brick chimney-stacks, that to right hand return with stone cornice. 2 storeys and attics. 4 bays, all gabled except right hand. All windows with small leaded panes. Left hand projecting bay with 8-light canted bowed window through ground and 1st floors, ground floor transom and mullion; 3-light Venetian type attic window and gable with small pediment finial. Entrance in next bay to right with carved doorcase. This and other bays with 3 and 4-light windows. INTERIOR: not inspected.”

2.10 The surrounding area is rich in terms of its heritage and there are a number of statutorily listed buildings within the immediate vicinity and wider context. Those listed below are all located on Eton Avenue, except for Belsize Fire Station, which sits in a prominent corner position at the junction with Lancaster Avenue.

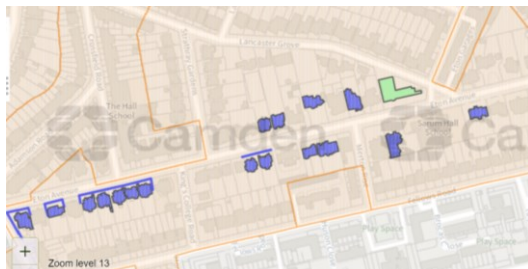


Figure 2 Map showing Grade II listed buildings in purple, Grade II* in green and the Belsize Conservation Area designation shaded in buff.

South Side

- No. 13 Eton Avenue – Grade II
- No. 31 Eton Avenue – Grade II
- No. 37 Eton Avenue – Grade II
- No. 43 Eton Avenue – Grade II
- No. 45 Eton Avenue – Grade II
- No. 61 Eton Avenue – Grade II
- No. 59 Eton Avenue – Grade II
- No. 57 Eton Avenue – Grade II
- No. 73 Eton Avenue – Grade II
- North House, Eton Avenue - Grade II

North Side

- No. 26 Eton Avenue – Grade II
- No. 28 Eton Avenue – Grade II
- No. 34 Eton Avenue – Grade II
- No. 36 Eton Avenue – Grade III
- Belsize Fire Station, Lancaster Grove – Grade II*

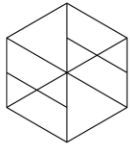
The Belsize Conservation Area

2.11 The application site is situated in the Belsize Conservation Area which was first designated in 1973 and then extended in 1984, 85, 88, 91, 94, and finally in 2002. Eton Avenue was included in the conservation area in 1985 along with Fellows Road and Lancaster Gardens to protect *“distinctive groups of large detached houses and some terraces.”*¹

2.12 The Belsize Conservation Area Statement was adopted by the Council in 2002 and divides the conservation area into six sub areas. Eton Avenue is located in **Sub area 3 - Eton Avenue** (including Strathray Gardens, the southern end of Lancaster Grove, Lambolle Road, Lambolle Place, Eton and Lancaster Garages and Fellows Road). Sub Area 3 is described in the Statement as follows:

“This is a consistent area of predominantly late Victorian housing with some Edwardian

¹ LB Camden Conservation Area Statement and Management Strategy 2009 page 9.



pockets, built on land primarily in the ownership of Eton College. The houses within this area are smaller than the villa development to the north, being predominantly two storeys with an attic level. The properties in this area are notable for their varied styles and elevational treatment. There is however consistency of materials generally, red brick with red clay tiled roofs being a recurrent theme."

3 Relevant planning history

There are a small number of relevant applications relating to no.39 Eton Avenue.

2023

Planning permission and Listed Building Consent (2023/0459/P & 2023/1191/L) were granted in October 2023 for 'Erection of a side alley canopy over the existing lower ground floor side entrance (eastern elevation) with new flat entrance door at upper ground floor level (communal hallway) and proposed internal reconfigurations and refurbishments throughout.'

2021

Listed Building Consent (2019/4618/L) granted in November 2019 for 'Internal alterations to non-original partitions and floor coverings; electrical and plumbing refurbishment; replacement of staircases and doors. Structural alterations to flat 03' (lower ground and ground floor duplex on right hand side of building).

2013

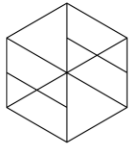
Planning permission and Listed Building Consent (2013/0443/P & 2013/0479/L) granted in January 2013 for 'Replacement of rear window with timber French doors at lower ground floor level, and internal alterations to kitchen, guest bathroom, stairwell and master bathroom in connection with existing dwelling' to Flat 2.

1997

Planning permission (PE9606110) was granted in February 1997 for 'Construction of a glazed enclosed conservatory style porch/ vestibule to entrance to Flat 1 at basement level. As shown on drawing No P/OP/001, plus one unnumbered curtilage plan and one unnumbered elevation plan'

1989

Planning permission (8804739) was refused and then subsequently dismissed at appeal



on 6 October 1989 for 'Conversion into 9 self-contained dwelling units.'

Planning permission (8804738) was granted on 6th September 1989 for 'A change of use to 5 self-contained flats and 3 self-contained maisonettes; 2 basement swimming-pools; the formation of roof terraces at first second and third floor levels and the installation of rooflights.'

4 Historic development of the site and wider area

4.1 The following section sets out the historic development of the site and provides a brief description of the origins and evolution of the site and wider area.

4.2 The Dean & Chapter of Westminster acquired the northern part of the Belsize area at the beginning of the 14th century. The southern tip of the Conservation Area, broadly the area to the south of Lancaster Grove and England's Lane was given to Eton College by Henry VI in 1449.

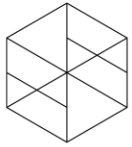
4.3 For centuries the area remained as a district of open fields dotted with dispersed farms and cottages as well as distinct nuclear settlements such as Hampstead village. On Roque's map of 1746 this rural landscape can be appreciated. The only notable development at this time was Belsize House, positioned adjacent to what is now Belsize Lane. Primrose Hill is also marked on the map, set amidst open land which was criss-crossed



with a network of pathways.

Figure 3 Rocque's map of 1746.

4.4 Whilst the area remained primarily as farmland up until the 1840s, it had already begun to increase in popularity during the late 18th and early 19th centuries, as City gentlemen and merchants built large individual villas, taking advantage of the



spacious surroundings, fresh air, clean water supply and relative proximity to London. This growth was inevitably limited however by the challenges of travelling into the capital, which in this period was via horse drawn carriage and was slow, uncomfortable and expensive. Greenwood's map of 1828 depicts the overwhelmingly rural character of the area at this time, with development restricted to the



plots alongside Haverstock Hill. Belsize House and its landscaped gardens are also a notable feature.

Figure 4 Greenwood's map of 1828.

4.5 The area only began to develop in earnest during the mid 19th century when Belsize House was demolished, and its estate laid out with large stucco villas built for the upper and upper middle classes. These included Belsize Square, Buckland Road (now Crescent) and Saint Margaret's Road (now Belsize Park Gardens). To the south Adelaide Road was also lined with large, detached houses with substantial landscaped rear gardens.

4.6 The 1866 Ordnance Survey map shows the rapid progress of this development, spreading out across the northern section of the area. To the south the land remained open for longer, with Eton College laying out roads such as Eton Avenue, Lancaster Grove and Strathray Gardens during the 1870s and 1880s.

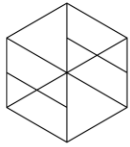


Figure 5 The 1866 Ordnance Survey map.

4.7 William Willett & Son commenced development in the area from 1870, after purchasing a sublease of part of the Belsize Park Estate to build what is now known as Belsize Crescent. Belsize Crescent consists of mostly gault brick and stucco terraced houses typical of the area, except for no.24 Belsize Crescent which is the only listed building on the street and appears to have been the first red brick Queen Anne revival house that Willett & Son built in the area.



Figure 6 No.24 Belsize Crescent. 1886. Thought to be the first Queen Anne Revival House by Willett & Son.



4.8 This was followed shortly afterwards by development on Lyndhurst Gardens (nos.4-16 and 16-22 (even) are now Grade II listed) and 'high-class detached and semi-detached houses'² on the northern side of Belsize Avenue from 1871 and in Orman Road from 1878. Eton Avenue and Strathray Gardens were developed in the 15-20 years from 1885.

4.9 William Willett & Son used in-house architects for their buildings, including Amos Faulkner (1867-1940), the architect for no. 39 Eton Avenue, and Harry B. Measures (1862-1940). Interestingly it appears that only the Queen Anne domestic revival style, large red brick dwellings constructed by Willett & Son are statutorily listed. These speculative houses set a new artistic standard for their time, in contrast with the Italianate style and classical references of the earlier phase of stucco clad houses in the area.

4.10 Architect Harry B. Measures designed in a fairly strict Queen Anne Revival style as can be seen in the listed houses on Lyndhurst Gardens and at nos. 34, 36, 43, 45, 57, 59, 61, 65 and 73 Eton Avenue. Amos Faulkner designed in a freer style, inspired by the Arts and Crafts movement and the Domestic Revival in architecture, embodied at no.39 Eton Avenue and at nos.13, 26, 30, 31 and 37.

4.11 The 1891-94 Ordnance Survey map show most of the houses in the area already in place. However, much of Eton Avenue still remained undeveloped, with a sawmill situated on the triangular site between Eton Avenue and Lancaster Grove. By the 1912 Ordnance Survey map the application building is in place, but empty plots still remained along Eton Avenue, including directly to the west of no.39.

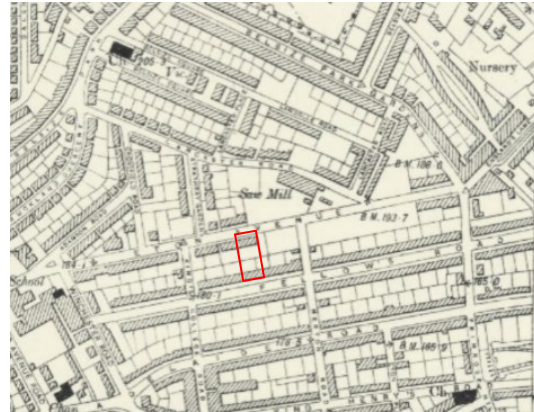


Figure 7 The 1891-4 Ordnance Survey map.



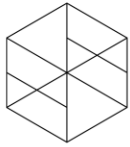
Figure 8 The 1912 Ordnance Survey map.

Development of no.39 Eton Avenue

4.12 No. 39 Eton Avenue was built as a large single family house. By the time of a mid-20th century drainage plan the house is shown as subdivided into flats. The ground floor was given over to a single unit, Flat 1, whilst Flat 2 occupied all of the lower ground floor. A further four flats were arranged over the upper floors.

4.13 Access into Flat 1 was through a door from the front lightwell whilst Flat 2 was accessed via the main front entrance. A new staircase had been inserted off the main entrance hallway, connecting the ground floor with floors above and below.

² <https://www.britishhistory.ac.uk/vch/middx/vol9/pp51-60>



4.14 Prior to the building being statutorily listed, planning permission was granted in 1989 for the conversion of the building to provide eight flats. This layout was only partially implemented and was modified again afterwards, resulting in the current layout.

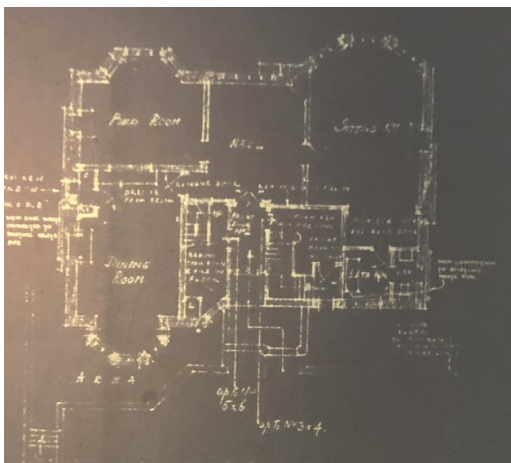
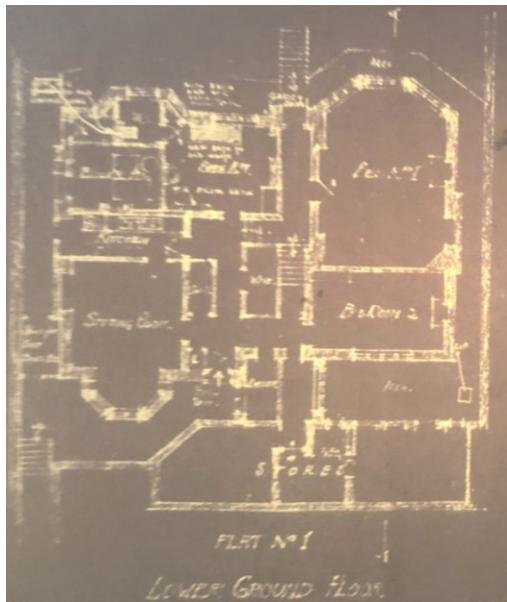


Figure 9 Drainage plans showing the lower ground floor (top) and ground floor layout (bottom) in the mid 20th century.

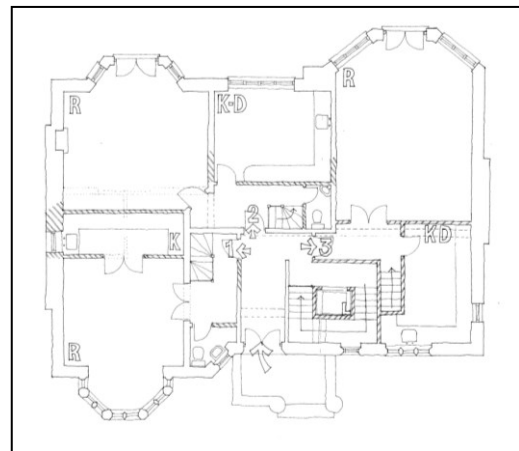
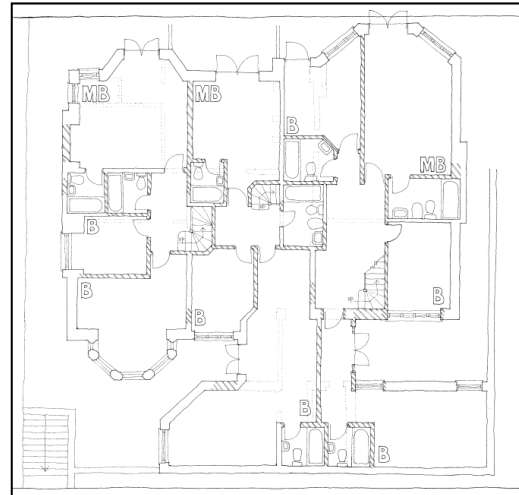
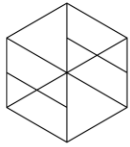


Figure 10 Drawings showing the permitted layout of the building at lower ground floor (top) and ground floor level (bottom) in 1989.



5 Significance of the site

5.1 The National Planning Policy Framework Annex 2 defines significance as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

5.2 A heritage asset is defined as *“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”* In this case the listed building at no.39 Eton Avenue and the Belsize Conservation Area are the heritage assets.



Figure 11 The front façade of no.39 Eton Avenue.

5.3 The building dates from 1900 and was originally built as substantial single family house. It was first subdivided into flats relatively early in its history and was subdivided into its current arrangement at the end of the 20th century.

5.4 The building has three main storeys, with further accommodation at lower ground floor level and within the upper part of the roofscape. It is set back from the road

behind deep lightwells, with areas of hard and soft landscaping at ground level.

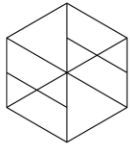
5.5 The building is constructed of red brick with stone dressings. The front façade has its entrance door set broadly in the centre of an otherwise asymmetrical composition. To the east is a large, canted bay at ground and 1st lighting principal internal spaces. The staircase rises against the front wall and has windows set at the half landing level. Elsewhere on the façade windows are arranged according to the plan form internally, creating a high degree of informality.

5.6 The roofscape provides significant visual interest and is a prominent element in the overall architectural composition. Its steep slopes are clad in clay tiles, with three gables of varying size to the front façade and high-level dormers lighting the uppermost level of internal accommodation. Tall brickwork chimney stacks to each flank wall punctuate the roofscape and provide articulation and visual interest.

5.7 The windows are framed and embellished in stone, with metal leaded light casements set within them.

5.8 The rear façade has a plainer and rather austere character, without the stone window dressings which enliven the front façade. It has a series of three canted bays of differing projections and widths, rising from lower ground to either 1st or 2nd floor levels. These add some articulation and visual interest to the façade. From the rear garden the lower ground floor is expressed, and along with the substantial gables at roof level, the building appears far larger and more dominant in terms of its height and scale than in views from Eton Avenue.

5.9 The house has a large rear garden which has been divided between several of the flats so that they have individual private strips of outdoor space. The garden for Flat



1 runs the depth of the site to the rear of the house and has a mixture of lawn, trees and soft landscaping.

5.10 No.39 Eton Avenue is a building of high architectural quality, demonstrating traditional craftsmanship and attention to detail. It forms one of several large, attractive detached houses along Eton Avenue, constructed by Willet & Son at the end of the Victorian period. These buildings demonstrate variety and individuality in terms of their plan form, layout and composition but are unified through their complementary architectural styles, including Queen Anne, Domestic Revival and Arts & Crafts elements. Furthermore, their high level of architectural and aesthetic interest, material palette of red brickwork, clay tile, terracotta and stone, as well as rich detailing, provides a strong sense of visual coherence.



Figure 12 The rear façade of no.39 Eton Avenue and the private garden to Flat 1.

Interior

5.11 No. 39 Eton Avenue was built as a large single family house. The original plan at ground floor level had a series of spacious reception rooms accessed off a large hallway. The staircase here is suitably grand, with chunky turned balusters, a

moulded handrail and newel posts, as well as moulded wall panels and broken pediment door architraves.

5.12 Flat 1 is formed from part of the original ground and lower ground floor accommodation, with a modern staircase linking the floors to form a duplex apartment. The current layout is the result of alterations to the building in several phases prior to its statutory listing in 1999.

Lower ground floor

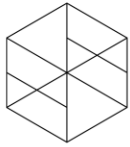
5.13 The existing plan at this floor level bears no resemblance to the original layout of spaces. The demise of Flat 1 at the rear of the building sits inside the width of the original room which once spanned the depth of the house. The original spine wall has been lost and some of the front room has been carved up to form a WC and part of the entrance hall. Original partitions which formed smaller spaces within the main front and rear rooms have also been lost.



Figure 13 View of the rear room at lower ground floor level.

Ground floor

5.14 Here the original two room plan to the northern section of the ground floor has been entirely lost. The original spine wall has been removed and the space divided with a wall on a different alignment. A bathroom, bedroom and hallway have been



carved out of the centre of the plan, creating a series of small spaces which do not relate to the original layout of the rooms. The front room, which would have been of particularly grand proportions, has been severely compromised as a result.



Figure 14 The front room at lower ground floor level looking towards the centre of the plan.

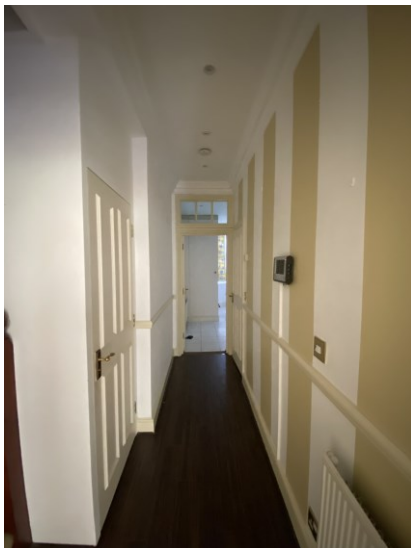


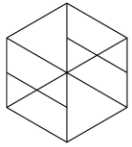
Figure 15 The internal corridor at lower ground floor level.

5.15 The new ground to basement staircase is located in partially the same position as the new staircase added in the mid-20th century. The remainder of this ante-room space off the main entrance

hallway has been converted to a bathroom and a large section of the wall with the adjacent reception room removed in order to create circulation space within Flat 1.

5.16 The alterations to the building during the later part of the 20th century, prior to its statutory listing, have denuded it of original decorative features and much of the existing internal fabric now dates from the late 20th or early 21st centuries, including modern plasterwork and joinery. Reproduction features such as cornicing has been reintroduced however this runs around the modern layout and therefore lacks integrity and authenticity.

5.17 The loss of most of the original plan form and spatial quality of the interior of this part of the listed building means that the interior now makes very little contribution to its special architectural and historic interest. The grandeur of its principal rooms at ground floor level have been lost and the original vertical and horizontal circulation pattern of the listed building is no longer legible or appreciable.



Figures 16-19 (clockwise from top left) Views of the front room at ground floor level, the rear room at ground floor level, the rear room at ground floor level and the circulation space at ground floor level.

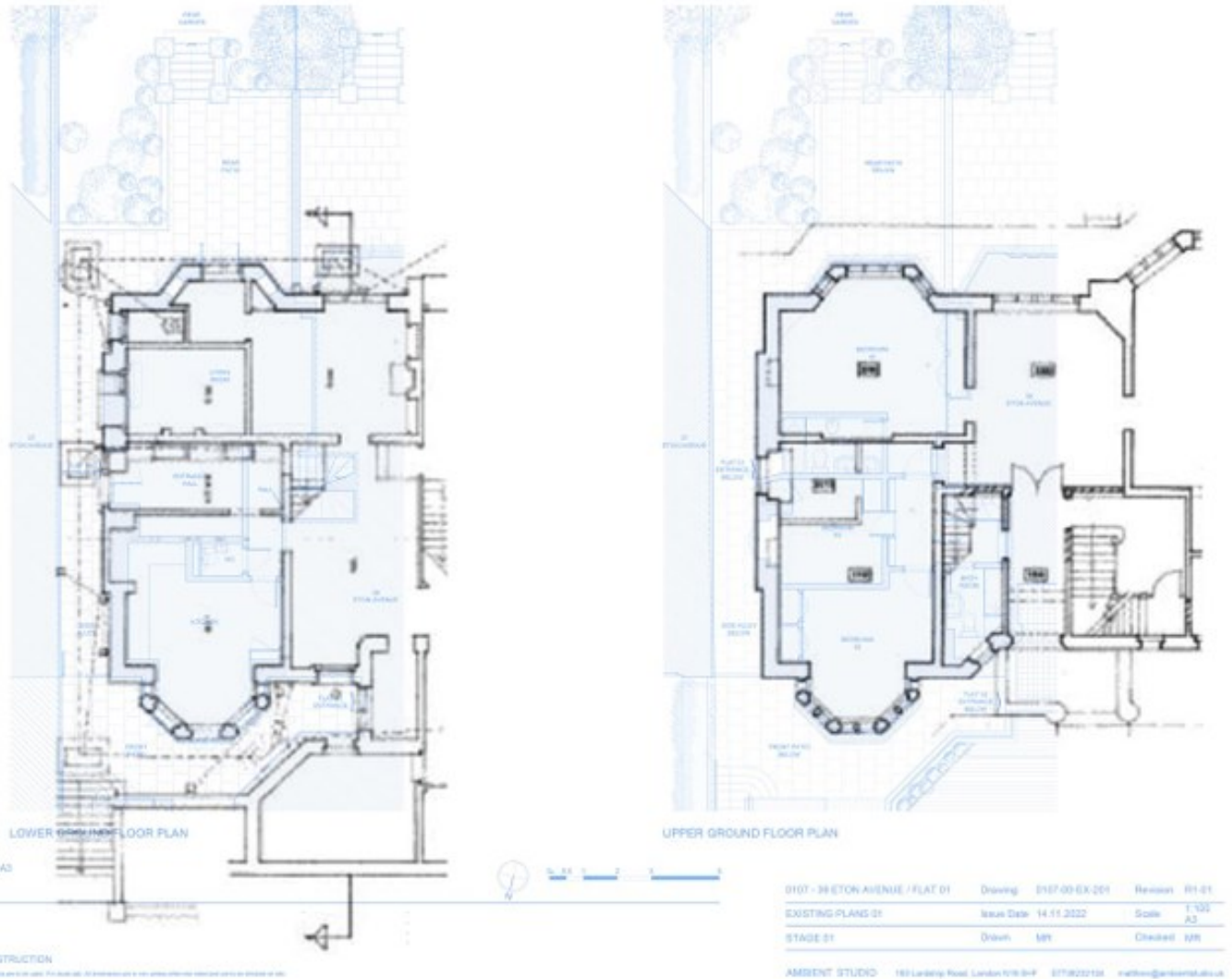
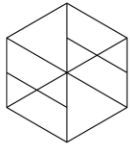
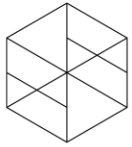


figure 20 Overlay of historic plans onto the existing plans, demonstrating that the internal layout is entirely modern.



Values and significance

5.18 As referenced at paragraph 3.16 above, Historic England's 'Conservation Principles' identifies four values that can be attributed to a heritage asset. These have been examined in turn below.

5.19 Evidential Value

This value is derived from the potential of a place to yield evidence about past human activity (para 35) and is generally closely associated with archaeological sites and remains, with age being a strong indicator of evidential value. The site dates from the around 1900, in an era that was increasingly well documented through photography and film. The house, in its original single dwelling form, provides us with evidence of how the urban upper classes lived at the end of the 19th century but beyond that, the building has no unique evidential value.

5.20 Historical value

Paragraph 39 of the Conservation Principles document outlines that "*Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.*"

The building forms part of the historic local scene in this part of Belsize and has been a feature of the townscape since c.1900. It has clear historical value in terms of illustrating the transformation of the Eton estate from a district of open fields and farmland in the early part of the 19th century to a densely covered residential inner suburb a century later. The building retains much of its original setting although the site to the west was developed during the mid 20th century with a block of flats. This detracts only marginally from the group historic value which the building has with other late Victorian detached houses by Willet & Son in the immediate and wider area.

The site has no obvious documented associations with any local or national figures of note, nor any clear or demonstrable relationship to notable historic events.

5.21 Aesthetic value

Aesthetic value is defined as "*....the ways in which people draw sensory and intellectual stimulation from a place.*"

The building is a good example of the Queen Anne/Domestic Revival style and utilises a good quality palette of materials including red brick and stone. The irregularity and asymmetry of its composition, to suit the internal layout, are key components in its special interest. The front façade is of high architectural significance, with lower degrees of significance to the rear and flank elevations.

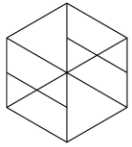
The house has group value with the other buildings on Eton Avenue, which share similarities of scale, style and materiality, with each one reinforcing the other's significance. The buildings have architectural value as part of a portfolio of buildings developed by Willet & Son during this period and the collaboration with the architect Amos Faulkner.

The building has townscape value due to its size, scale and quality, forming a prominent feature in views along Eton Avenue.

5.22 Communal value

This value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory. In this case, any communal value would be 'social', defined at paragraph 56 as "*.....places that people perceive as a source of identity, distinctiveness, social interaction and coherence.*"

The site has communal value in so far as it has been part of the local scene since



around 1900 and has thus featured in the day to day lives of those who live, work and pass through the area. However, there is little to distinguish it in a communal sense from other large, speculatively built individual houses in the area and it is its contribution to group value that is most important. However, this communal value is local in its focus and the buildings do not have any particular regional or national symbolism or value.

Conclusion

5.23 In this case the key significance of the site relates to its historic and architectural contribution to the development of this part of Belsize Park, reflecting to a small degree the transformation of the area from open fields to part of suburban north London by the end of the 19th century. The house was speculatively built but individually architect designed and is one of a series of houses by Willet & Sons in the Belsize area. It has a high degree of architectural value to its Eton Avenue façade, utilising a blend of the Queen Anne and Domestic Revival style which was fashionable during this period. As such, the building makes a demonstrable aesthetic contribution to this part of the Belsize Conservation Area.

5.24 The rear elevation of the building is of less significance than its front façade. This is a combination of the original lesser status accorded to rear façades combined with its rather plain and austere character and lack of detailing or embellishment.

5.25 The external value and significance of the listed building is not reflected in its surviving interior due to the harmful impact of conversion works during the 20th century. These have had a dramatic impact upon the plan form, spatial quality, fabric and detailing of its internal spaces and these are now only of low significance, making little contribution to the special interest of the listed building.

6 Assessment of the proposals

6.1 This section will set out the proposed works and consider their impact. It will assess this impact in terms of the host building and its special architectural and historic interest, as well as the character and appearance of the surrounding Belsize Conservation Area. The proposed works will also be considered against the relevant local and national historic environment policies as set out in Appendix A.

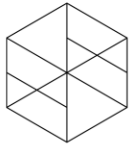
6.2 The proposed works relate to the existing French door and window openings in the rear bay feature at lower ground floor level.



Figure 21 The existing patio area to the rear of Flat 1 and modern painted timber French doors.

6.3 It is proposed to widen the existing French door opening from the living room to the rear patio area, providing improved visual and physical connectivity with the private rear garden.

6.4 The existing doors are modern



fabric and were granted planning permission in 1989, replacing a window in this location which served ancillary spaces at the rear of the building.

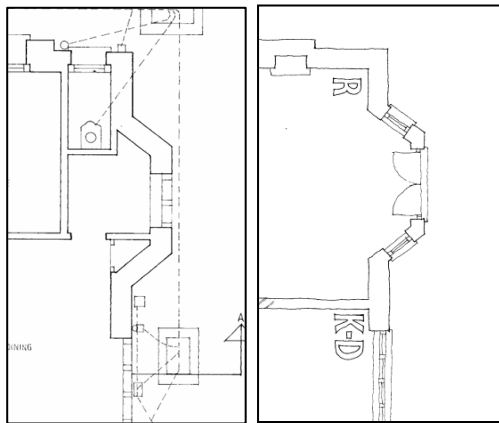


Figure 22 Existing and proposed extracts of the rear bay to Flat 1 as shown on the drawings which form part of planning permission 8804738.



Figure 23 The rear façade of Flat 3 with similarly proportioned French doors in the base of the rear canted bay.

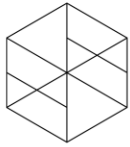
6.5 The new opening will be wider than the existing and will match the width of the window above at ground floor level. The works will retain sufficient brickwork nibs to either side of the new opening, maintaining visual solidity at the base of the canted bay feature.

6.6 There are French doors at lower ground floor level to Flat 3 at the opposite end of the plan, which are also located at the base of a rear canted bay. Whilst the splayed sides of the bay in Flat 3 are wider, the rear façade of it is a similar width to Flat 1. The proposed opening will match the proportion of solid to void as seen at Flat 3.

6.7 The proposed doors will be constructed of painted timber in the same manner as the existing doors. They will have double glazed units and horizontal glazing bars to subdivide the panes, creating a traditional appearance.



Figure 24 The existing layout of windows and French doors to the rear lower ground floor room of Flat 3.



6.8 On each side of the canted bay there is a modern window opening, with a timber painted casement with toplight above. These were also permitted in 1989 and were wholly new openings in the pre-existing brickwork walls of the bay.

6.9 It is proposed to marginally drop the cills of each window to increase the height of the opening. These were added in the late 1980s and do not form part of the historic significance of the listed building. The windows in the side of the rear bay to Flat 3 are much deeper than those in Flat 1, having also been added following the granting of planning permission in 1989.

6.10 The proposed works to the windows are very modest and will preserve the existing verticality of the openings. The ground and 1st floors bay windows are of the same depth to each of the three facades. Thus, the proposals at lower ground floor level will be in keeping with the pattern of fenestration elsewhere on the rear elevation.

6.11 The new windows will be painted timber, with double glazed sealed units. The incorporation of horizontal glazing bars will reference the existing configuration of the windows, where a toplight occupies the upper third of the opening.

6.12 The proposed alterations to the building are very modest. They will only affect modern windows and French doors which were added in the late 1980s. The impact on original brickwork will be restricted to a small handful of courses beneath the windows. Therefore, there is considered to be no harmful impact upon the listed building, given its overall size and scale, and the location of the works in an area of lower significance.

6.13 The proposals are nestled discreetly at the base of this large building and will be concealed in wider views by the tall fences which subdivide the rear gardens. In any

case, the proposals will more closely match the size and configuration of openings to the rear of Flat 3, introducing an improved sense of architectural and visual coherence.

Assessment of the degree of compliance with the statutory, national and local heritage policy framework

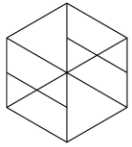
Planning (Listed Buildings and Conservation Areas) Act 1990

6.14 The main issues for consideration in relation to this application are the effect of the proposals on no.39 Eton Avenue as a listed building and the impact of external changes to the building on the character and appearance of the Belsize Conservation Area. The relevant statutory provisions in relation to these matters are contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 at sections 16 and 72.

6.15 This appraisal has shown that the proposals are appropriate in relation to the character, design, proportions and materiality of the listed building. The modifications to the window and door openings are located to the rear of the building and in a well concealed position. Thus, the special architectural and historic interest of the listed building and the character and appearance of the Belsize Conservation Area will be preserved in line with the relevant statutory duties.

National Planning Policy Framework 2021

6.16 The NPPF requires the significance of heritage assets to be described and for planning applications to take account of the desirability of sustaining and enhancing this significance. New development should make a positive contribution to local character and distinctiveness. Great weight should be given to the conservation of the heritage asset when considering the impact



of a proposed development. The more important the asset the greater the weight should be.

6.17 This Heritage Appraisal has provided a thorough analysis of the significance of the listed building and the relative contribution of the various parts to its special architectural and historic interest. The proposals will focus upon an area at lower ground floor level which has been heavily altered over time, with significant plan form changes and modifications to the pattern of fenestration within the bay. The door opening was created from an original window in 1989, and the windows in the sides of the bay were wholly new additions of the same period. The proposals will not harm historic fabric or the defined significance of the listed building. They have been appropriately designed to be respectful to the character and proportions of the rear façade and the fenestration patterns above. Thus, the significance of the listed building and the surrounding conservation area will be conserved.

The London Plan 2021

6.18 The proposals are considered to comply with the adopted London Plan (2021). The thrust of **Policy HC1 - Heritage conservation and growth** is that the significance of heritage assets should be conserved, including an appreciation of this significance within their surroundings. The proposals will preserve the character of the listed building and will be in keeping with similar fenestration to the base of the bay at the opposite end of the rear façade. The proposals will be well concealed due to the tall fences and extensive vegetation in the rear garden which screens the site. Overall, the affected heritage assets (the listed building and the surrounding Belsize Conservation Area) will be conserved.

London Borough of Camden Local Plan 2017

6.19 The proposed works are considered to comply with the relevant sections of the London Borough of Camden's Local Plan 2017.

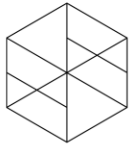
6.20 In line with Policy D1, the proposals will be of high quality and will respect local context and character, sitting comfortably in relation to the rear facade of the host building. In compliance with Policy D2, affected heritage assets will be conserved, including the special interest of the listed building and the character and appearance of the Belsize Conservation Area.

Belsize Conservation Area Statement guidance (2002)

6.21 The proposals will comply with the guidance contained within the Belsize Conservation Area Statement. The new windows and French doors will be constructed of painted timber which is sympathetic to the original character of the listed building and wider conservation area setting (BE16). The proposals will respect the elevational design, architectural characteristics, details and materials of the host building (BE19).

Camden Planning Guidance - Design (January 2021)

6.22 The proposals are considered to comply with the thrust of this guidance, with a modest intervention that is sympathetic in terms of design, detailing and materials to the host building.

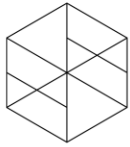


7 Conclusion

7.1 This Heritage Appraisal has been produced in support of applications for planning permission and listed building consent at Flat 1, no.39 Eton Avenue.

7.2 The proposed works to the rear bay at lower ground floor level are very modest in their scale and scope. They will improve visual and physical connectivity with the rear garden without harm to the special interest of the listed building. The affected openings were all created or modified in the late 1980s and the changes will not affect joinery or decorative features of any demonstrable value. The new openings and their painted timber windows and doors have been sympathetically designed to reflect the layout, proportions and solid to void ratio of existing fenestration and doors on the rear façade, including those in place at Flat 3.

7.3 The proposed works comply with s.16 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. They are in compliance with the National Planning Policy Framework 2023, the London Plan 2021 and the requirements of the London Borough of Camden's Local Plan 2017, Design CPG 2021 and the Belsize Conservation Area Statement.



Appendix A – Relevant Historic Environment Policy Context

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16 requires that:

“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 72 requires that:

“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

The National Planning Policy Framework (2023)

The revised National Planning Policy Framework 2023 (NPPF) sets out the Government’s planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

Paragraph 200

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 201

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

Paragraph 203

In determining planning applications, local planning authorities should take account of:

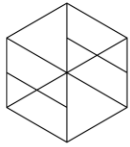
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 205

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The London Plan 2021

The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor’s vision for Good Growth. Policy HC1 Heritage conservation and growth part C is relevant.



C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Local Policy

London Borough of Camden Local Plan 2017

Camden's Local Plan was adopted on 3 July 2017.

Policy D1 – Design is a key policy and has various parts that are relevant to the proposed development in heritage terms;

"The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with "Policy D2 Heritage";*
- e. comprises details and materials that are of high quality and complement the local character;*

Policy D2 – Heritage has relevant parts and is clear that:

"The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*

Listed Buildings

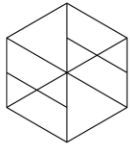
Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- k. resist development that would cause harm to significance of a listed building through an effect on its setting."*

Camden Planning Guidance - Design (January 2021)

This document has various generic policy and guidance on new development within the Borough.

Paragraph 2.9 indicates that:
In order to achieve high quality design in the



borough we require applicants to consider buildings in terms of:

- *context*
- *height*
- *accessibility*
- *orientation*
- *scale and massing*
- *siting*
- *functionality and layout*
- *detailing*
- *materials*

Paragraph 2.10

- *Development should respond positively and sensitively to the existing context*
- *Development should integrate well with the existing character of a place, building and its surroundings*

Paragraph 2.11

Good design should respond appropriately to the existing context by:

- *ensuring the scale of the proposal overall integrates well with the surrounding area*
- *carefully responding to the scale, massing and height of adjoining buildings, the general pattern of heights in the surrounding area*
- *positively integrating with and enhancing the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views, vistas and landmarks. This is particularly important in conservation areas.*

Paragraph 2.14

Materials should form an integral part of the design process and should:

- *Be contextual – the texture, colour, pattern and patina of materials can influence the impact and experience of buildings for users and the wider townscape. The quality of a well-designed building can easily be reduced by the use of poor quality or an unsympathetic palette of materials.*

Decisions on the materials used in a development scheme should be informed by those used in the local area.

- *Respond to existing heritage assets and features by relating to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings.*

Belsize Conservation Area Statement

The Conservation Area Statement has a series of guidelines relating to new development within the Belsize Conservation Area.

BE16 The choice of materials in new work will be most important and will be the subject of control by the Council.

BE19 New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and, where appropriate, architectural characteristics, detailing, profile and materials of adjoining buildings. Proposals should be guided by the UDP in terms of the appropriate uses and other matters such as density and parking standards.