

Application ref: 2025/0341/L
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Date: 18 March 2025

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RSA
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DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
18 Eton Villas
London
NW3 4SG

DECISION

Proposal:

Approval of Details in relation to Condition 4 c) (Manufactures specifications and/or photographs (with dimensions and materials specified) provided of the proposed new chimneypieces (fireplace surrounds, hearthstones and grates) to be reinstated), granted under Camden Ref. 2024/1189/L, for internal and external alterations.

Drawing Nos: Cover Letter_18 Eton Villas; Proposed Long Section DD_ETN-312-E; Bedford Surround_900150; Berrington Surround_900260; Grates and Slips_900350

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

Informative(s):

- 1 The application building at 18 Eton Villas is Grade II Listed on the National Heritage List for England (No. 1342070) and located in the Eton Conservation Area. The subject semi-detached villa is one in a group of 8 paired properties (13-20) that were designed in 1849 by John Shaw as part of the Eton College development. The dwelling retains a substantially intact plan form and features. The existing fire surrounds at Upper Ground Floor are traditionally detailed but modern, and those at Lower Ground Floor have been removed.

The subject application relates to the Approval of Details pursuant to Listed Building Consent 2024/1189/L granted on 09/09/2024 for external and internal alterations, with respect to Condition 4 for (c) to provide specifications for the three proposed new chimneypieces (fireplace surrounds, hearthstones and grates) approved to be provided at Upper and Lower Ground Floors.

The proposed detail and materiality of the proposed fire surrounds have been amended over the course of the application to better align with traditional material detail and the hierarchy of the building.

The existing modern fire surrounds and insets at UGF, have been confirmed as acceptable for replacement. As specified, the two new fire surrounds in the UGF Parlour and Drawing Rooms would be in the "Bedford" design with Portland stone materiality. The surround at LGF is to be reintroduced in the Dining Room where there is currently an empty chimney breast and would be in the "Berrington" design with a painted timber materiality. The proposed new black slate slips, reeded bronze internals and "Byron" fire basket would present as similar to the existing condition at UGF so they are acceptable.

As specified, the proposed new chimney pieces would be of an appropriate traditional detail and materiality that is reflective of the period and their locations in the hierarchy of the building - maintaining the spatial character. There would be no loss of or harm to the historic fabric so the architectural and historic significance of the dwelling would be maintained.

Consultation was not required to confirm the details of the internal alterations.

- 2 The site's planning history has been taken into account when making this decision

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.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 3 You are reminded that conditions 4 (a) to provide details of new metal balustrade and (b) to provide drawings of all new joinery of listed building consent 2024/1189/L granted on 09/09/2024 are still outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

DRAFT

DECISION