

*London Office:*  
80-83 Long Lane  
London, EC1A 9ET

25<sup>th</sup> April 2025

**Via Planning Portal only**

Dear Sir/Madam,

**HOUSEHOLDER PLANNING APPLICATION UNDER THE TOWN & COUNTRY PLANNING ACT 1990.**

**ALTERATIONS AND REFURBISHMENT WORKS INCLUDING REMOVAL OF FRONT DORMER, REPLACEMENT ROOF TERRACE TO REAR, ALTERATIONS TO EXISTING OPENINGS AT THE FRONT AND REAR, NEW WINDOWS, DOORS AND ROOFLIGHTS, REPLACEMENT ROOF AND RAINWATER GOODS (LIKE-FOR-LIKE) AND INSTALLATION OF AIR-SOURCE HEAT PUMP IN ACOUSTIC ENCLOSURE ON THE ROOF TERRACE.**

**13 ETON GARAGES, LONDON, NW3 4PE**

Please accept this covering letter as a Planning and Heritage Statement to support the full planning application for alterations and refurbishments to No.13 Eton Garages, London, NW3 4PE ('the site'). This letter provides a summary of the site and the proposed development.

Please also find enclosed the following documentation:

- Completed application form
- CIL form
- Location & block plans
- Full set of existing and proposed plans
- Design and Access Statement

**The Site & Surroundings:**

The site is located on the western side of Eton Garages and comprises a two-storey mid-terrace mews house with accommodation in the roof space. The rear elevations on this side of the mews face onto Lambolle Place. While the mews is mainly in residential use, there are also some ground floor commercial units.

The site is located within the Belsize Park Conservation Area (Sub Area 3) and is identified as a positive contributor to the conservation area along with all other properties within the Eton Garages mews development.

Eton Garages is a narrow street fronted by terraces that abut the pavement. The frontage to Lambolle Place features slightly recessed arches, yellow brickwork with red brick detailing and slate roofs, with a few properties distinguished by white painted facades. All of the buildings within the mews have undergone roof level alterations including dormer extensions, inset roof terraces and roof lights.

While a consistent material palette, brick arches, brick soldier courses above windows and doors, shared chimneys and overall form/scale help to create a cohesive character, there is notable variation in fenestration patterns, sill heights, window and dormer designs to both the front and rear elevations. This variation lends each mews property a distinct identity, contributing to the overall richness and visual interest of the mews development. No.13 is currently the only property within the mews with window arches to its front elevation.

The Grade II\* listed Belsize Park Firehouse is situated approximately 50m southwest of the site, to the south of Lancaster Grove.

The site is subject of an Article 4 Direction restricting certain permitted development rights under Part 1 of Schedule 2 to the General Permitted Development Order. The site is located within Flood Zone 1 and PTAL 3.

#### **Proposal:**

The existing property suffers from cramped upper levels, a poorly lit and compromised attic space, and basement-like lower ground floor rooms due to high-level windows. Inefficient stair arrangements limit access and usability, particularly impacting natural light and circulation on the first floor.

The proposal seeks to resolve these issues by adjusting floor levels to create a more spacious loft and principal living area, reconfiguring the stairs to improve access and fire escape routes, and converting the garage for additional living space. Window modifications will enhance natural light and safety, and thermal performance will be upgraded through new insulation, an air source heat pump, and underfloor heating to improve energy efficiency throughout the home.

The proposed alterations and refurbishments to the property are set out below:

#### **Front elevation**

- Existing ground floor windows and garage door removed and replaced with double glazed timber sliding-folding doors with brick soldier course to head.
- Existing solid timber entrance door removed and replaced with solid timber door with toplight and brick soldier course to head.
- Existing first floor windows and French doors with Juliet balcony removed and replaced with double glazed timber arched windows with brick soldier course to head.
- Removal of dormer and rooflight to be replaced with a top hung conservation rooflight
- Slate roof rebuilt to match existing

### Rear elevation

- Existing ground floor windows removed and replaced with doubled glazed painted timber window in existing opening with lowered sill to provide means of escape
- Existing render band lowered in line with new sill height to windows
- Existing second floor arched window removed and replaced with double-glazed painted timber arched windows in existing opening with lowered sill to match neighbour
- Existing inset terrace with timber guarding replaced with new terrace moved to central location with an ASHP in timber acoustic enclosure
- Removal of existing roof light and installation of two new rooflights (which would fall under Class C of Schedule 2, Part 1 of the GPDO)

### **Planning History:**

#### **– The Site –**

On the 21<sup>st</sup> January 1999, planning permission was granted (ref: PW9802913) for the erection of two dormer windows to the rear and one to the front elevation.

On 6<sup>th</sup> June 2000, a certificate of lawful exiting use was granted (ref: PWX0002378).

#### **– Surrounding Sites –**

The planning history for the surrounding area demonstrates that several dwellings along Eton Garages have been subject to previous permissions for alterations and refurbishments. Some examples are included below:

#### **14 Eton Garages**

On the 25<sup>th</sup> October 2010, planning permission was granted (ref: 2010/4517/P) for the change of use of ground floor level storage area (Class B8) to a self-contained work/live unit (Sui Generis) and associated external alterations including the insertion of 2 windows at rear ground floor.

#### **15 Eton Garages**

On the 19<sup>th</sup> January 2011, planning permission was granted (ref: 2010/6380/P) for the change of use of ground floor office/storage space (Class B1/B8) to self-contained one bedroom live/work unit (Sui Generis) and associated external alterations including replacement of shutters with new door and windows on front elevation, and insertion of two new windows on rear elevation.

#### **16 Eton Garages**

On the 1<sup>st</sup> August 2013, planning permission was granted (ref: 2013/3940/P) for the conversion of two existing flats into a dwelling house, including alterations to windows and doors at front and rear ground floor level (Class C3).

### 17 Eton Garages

On the 18<sup>th</sup> January 2008, planning permission was granted (ref: 2007/5996/P) for the addition of window on Lambolle Place and alterations to doors on Eton Garages elevation at ground floor level in connection with the use of ground floor as offices (Class B1a).

### 18 Eton Garages

On the 15<sup>th</sup> December 1995, planning permission was granted (ref: 9500104) for the external alteration of the front of the building and a change of use from garage/storage at ground floor with studio office above to studio office at ground and upper floors or studio office at ground floor with a 3-bedroom self-contained maisonette.

### 19 Eton Garages

On the 10<sup>th</sup> November 2003, planning permission was granted (ref: 2003/2064/P) for the enlargement of windows to the ground floor rear elevation.

### 20 Eton Garages

On the 27<sup>th</sup> July 2009, planning permission was granted (ref: 2009/2242/P) for the creation of a new roof terrace within the existing pitched roof on the Lambolle Street frontage of the residential flat following removal of two rooflights (Class C3).

## **Legislation, Policy & Guidance:**

### **Legislation**

Section 38(6) of the Planning & Compulsory Purchase Act provides that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 confirms that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability or preserving the building or its settings or any features of special architectural or historic interest to which it possesses.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

### **National Planning Policy**

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social.

The following sections of the NPPF are most relevant to the consideration of this application:

- Section 12 (Achieving well-designed places)
- Section 14 (Meeting the challenge of climate change, flooding and coastal change)
- Section 16 (Conserving and enhancing the historic environment)

## **The Development Plan**

For the purposes of this site, the adopted Development Plan includes the London Plan (2021) and the Camden Local Plan (2017). Camden's Planning Guidance (CPG's) provide advice and information on how the council will apply their planning policies, which can be material considerations in planning decisions.

### London Plan (2021)

- D1 London's form, character and capacity for growth
- D4 Delivering good design
- HC1 Heritage Conservation and growth
- SI 2 Minimising greenhouse gas emissions
- SI 3 Energy infrastructure
- SI 4 Managing heat risk
- T6 Car parking

### Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- T2 Parking and transport infrastructure

### Camden's Planning Guidance (CPG's)

- Amenity (2021)
- Design (2021)
- Housing (2021)
- Home Improvements (2021)

### Other Guidance

Belsize Conservation Area Statement (2003) identifies the special interest of the conservation area and provides a clear indication of the Council's approach to the preservation and enhancement of the area.

## **Planning Assessment:**

### **Design & Heritage**

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 confirms that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability or preserving the building or its settings or any features of special architectural or historic interest to which it possesses.

Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 (as amended) requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

Camden Local Plan (CLP) Policy D1 requires development to be of the highest architectural and urban design quality and have particular regard to design and visual impacts, the context within which it is placed, and the contribution it makes to the landscape qualities of the area. It also requires that new development provides a high standard of accommodation and promotes health and wellbeing. The aim of this policy is reflected in London Plan Policy D4 (Good Design). Specific guidance in relation to the achievement of good design is further provided in the 'Home Improvements' and 'Design' Camden Planning Guidance (CPG).

CLP Policy D2 confirms that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Specifically, the Council seeks that development within a conservation area need to preserve and enhances the character and appearance of the area.

The nearest listed building is the Grade II\* listed Belsize Park Firehouse is situated approximately 50m southwest of the site, to the south of Lancaster Grove (No.36). Its significance principally derives from its illustrative and associative value as an early C20 Arts and Crafts fire station by Charles Canning Windmill of the Fire Brigade Branch of the London County Council Architects Department.

There are numerous other Grade II listed buildings located along Eton Avenue which principally derive their significance from their illustrative value as late C19/early C20 detached houses by Amos Faulkner (east side) and Harry Measures (west side) and built by key developer William Willet and Son. These properties are mostly Queen Anne style with some Arts and Crafts influences. Buildings feature varied domestic revival styles and materials, including red brick, red clay tiles, tile hanging and decorative terracotta. Common architectural elements include asymmetrical facades, canted and curved bays, prominent chimneys, gables and white painted timber windows with small panes.

The Belsize Conservation Area Statement (2003) identifies the special interest of the conservation area and provides guidance to assist in the preservation and enhancement of the conservation area. Within the conservation area, there are numerous Grade II listed buildings, a Grade II\* listed building and some non-designated heritage assets. Its special interest is primarily derived from its historic development as a 19<sup>th</sup> century residential suburb with earlier agricultural and aristocratic associations

and its architectural character, especially its rich variety of mid to late Victorian and Edwardian housing, with styles ranging from Italianate villas to Arts and Crafts influenced homes.

Belsize Conservation Area is split into six sub areas of varying character and the site falls in Sub Area Three: The Eton Avenue Area. This sub area is predominantly characterised by late Victorian housing with some early Edwardian pockets, built on land primarily in the ownership of Eton College. The houses in this area are typically two storeys with an attic level and are notable for their varied styles and elevational treatment. There is however consistency of materials generally, red brick with red clay tiled roofs being recurrent scheme.

Within Sub Area 3 certain elements share particular characteristics, including Lambolle Place/Lancaster and Eton Garages. These streets form a small area of typical mews development, housing a variety of commercial and residential uses. Lancaster and Eton Garages are narrow streets fronted by terraces abutting the pavement. Eton Garages frontage to Lambolle Place features slightly recessed arches, yellow brickwork with red brick detailing and slate roofs, with a few properties distinguished by white painted facades. All of the buildings within Eton Garages have undergone roof level alterations including dormer extensions, inset roof terraces and roof lights.

While a consistent material palette, brick arches, brick soldier courses above windows and doors, shared chimneys and overall form/scale help to create a cohesive character at Eton Garages, there is notable variation in fenestration patterns, sill heights, window and dormer designs to both the front and rear elevations. This variation lends each mews property a distinct identity, contributing to the overall richness and visual interest of the mews development.

The proposal involves alterations and refurbishments to the front and rear elevations of No.13, which have been carefully designed to be sensitive to the architectural language and historical significance of No.13 Eton Garages, the wider mews, and the Belsize Park Conservation Area. Each element of the proposal responds to the characteristic features of the property and contributes positively to the conservation area's appearance and integrity.

#### *- Front Elevation -*

The proposed replacement of ground floor windows and garage door with double-glazed timber sliding-folding doors, and a new solid timber entrance door with toplight, are designed to reflect the rhythm and proportions typical of traditional mews openings. The use of brick soldier courses to the heads of doors and windows echoes a defining feature of the terrace and reinstates a sense of symmetry and refinement to the frontage. These alterations respect the fine grain of the terrace and would enhance the building's architectural coherence. Removing the arched heads of the windows at ground floor would restore the consistency with the height of the ground floor openings along the mews.

At first floor level, the existing fenestration will be replaced with timber arched windows which repeats the motif on the rear elevation that gives the building some individuality, whilst also maintaining the overall consistency of the mews. Responding to this arched motif ensures continuity

of design and reinforces the distinctive character of the mews, while improving internal amenity and daylighting.

The removal of the front dormer and its replacement with a top-hung conservation rooflight will result in a cleaner roofline, more consistent with traditional mews roofscapes. The reconstruction of the slate roof using matching materials and the like-for-like replacement of rainwater goods will preserve the material integrity of the property and wider mews development.

#### *- Rear Elevation -*

The proposal alterations to the rear would respect the existing architectural hierarchy and elevational treatment while improving functionality and safety. The replacement of ground floor windows with double-glazed timber units in the existing openings, with lowered sills to provide means of escape, is a sensitive upgrade. The adjustment to the render band ensures visual alignment and preserves proportion. It is noteworthy that across the Lambolle Place frontage, the ground floor rear windows vary in scale, form and design, with differing sill heights. Notably, No. 19 -20's ground floor rear windows were enlarged under permission (2003/2064/P). Additionally, some properties feature narrower render bands or none at all and thus this element would not depart from the broader context of the terrace.

The replacement of the existing second floor arched window with a timber arched window in the same opening but with a lowered sill aligns the property more closely with neighbouring elevations to the east, thereby enhancing the rhythm of the rear façade while offering better internal living conditions.

The proposal to relocate the inset roof terrace centrally, and to house the air source heat pump within an acoustic timber enclosure, maintains the overall roof profile while ensuring that the new plant is discreet and sympathetic. These changes are compatible with the pattern of roofscape development across the terrace and respond to the need for sustainable energy solutions without harm to character and appearance of the conservation area.

The removal and replacement of rooflights is in keeping with others seen across the terrace. Positioned sensitively, the new rooflights are modest in size and design, and would in any event fall under Class C of Schedule 2, Part 1 of the GPDO given they are located on the rear slope (the Article 4 only restricts such roof alterations on the principal or side elevation of a dwelling house which fronts a public highway or private street or other public ally accessible space).

Overall, the proposals are well-considered and represent a thoughtful response to both the site-specific context and the wider conservation area. Through careful material selection, reinstatement of key architectural features such as soldier courses and arched windows, and the sensitive integration of modern amenities, the proposed development will respond to the character and appearance of the host property and wider terrace, while preserving and enhancing the setting and significance of the identified listed buildings and the Belsize Park Conservation Area. As there would be no harm caused to the identified heritage assets, no further assessment is required.



The proposal therefore aligns with the statutory provisions under the Planning (Listed buildings and Conservation Areas) Act 1990, CLP Policies D1 and D2, London Plan Policies D4 and HC1, Chapters 12 and 16 of the NPPF and the aims of the Belsize Conservation Area Statement.

### **Residential Amenity**

Camden Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring that the impacts of development on the living conditions of occupiers and neighbours are fully considered. The policy requires that new development does not result in harm in relation to privacy, overlooking, outlook, daylight and sunlight, artificial lighting, noise, vibration, or other amenity factors. Further guidance is provided in Camden's *Amenity* and *Home Improvements* CPGs.

The proposed development does not increase the footprint of the existing building, nor does it alter the existing building lines. Given the relationship between the existing site and neighbouring properties, the alterations to the existing openings and relocation of the roof terrace would not give rise to any material impacts upon neighbouring amenity.

The proposed alterations will significantly enhance daylight levels to internal spaces and enable their use as a means of escape—providing safety and amenity benefits to current and future occupants.

The proposed installation of an air source heat pump (ASHP) at roof level, housed within an acoustic timber enclosure, has been carefully designed and sited to avoid any visual intrusion or unacceptable noise impacts. Subject to suitably worded noise conditions, the proposed ASHP would not result in any adverse impacts to neighbour amenity.

In summary, the proposed development has been sensitively designed to ensure there is no material harm to the amenity of neighbouring occupiers in terms of outlook, privacy, daylight/sunlight, noise, or overshadowing. It is therefore considered fully compliant with the objectives of Policy A1 of the Camden Local Plan.

### **Highways/Parking**

The London Plan (2021) and the Camden Local Plan (2017) both promote a modal shift away from car use and encourage sustainable, car-free development, particularly in areas with good access to public transport. Policy T6 (Car Parking) of the London Plan sets out that car-free development should be the starting point for all proposals in areas that are well-connected by public transport. Camden Local Plan Policy T2 (Parking and transport infrastructure) similarly supports car-free development and confirms that the Council will resist proposals that increase reliance on private motor vehicles.

The proposal includes the conversion of the existing garage space to create additional internal living accommodation. This will result in the loss of one parking space. However, this is considered acceptable in planning terms and aligns with relevant policy objectives, as discussed further below.

The site benefits from a PTAL rating of 3, indicating moderate level public transport accessibility. It lies within 600–700 metres walking distance of both Swiss Cottage and Belsize Park Underground stations, providing convenient access to the Jubilee and Northern Lines, respectively. Several bus routes also

operate within close proximity to the site. Additionally, the site is located within a Controlled Parking Zone.

Given the sustainable location of the property and local parking controls, the loss of the existing parking space would not result in any adverse impact on the local highway network. The proposal includes a cycle store for x2 bicycles to further promote sustainable modes of transport. The conversion of the garage to living space therefore aligns with the strategic aim of reducing car dependence and encouraging active and sustainable travel choices.

Accordingly, the proposal is consistent with the objectives of London Plan Policy T6 and Camden Local Plan Policy T2 and is considered acceptable from a highways and parking perspective.

### **Sustainability**

Policies CC1 (Climate Change Mitigation) and CC2 (Climate Change Adaptation) of the Camden Local Plan (2017) require all developments to minimise the effects of climate change, achieve the highest feasible environmental standards, and be resilient to future climate impacts. These policies are supported by the London Plan (2021), particularly Policy SI 2 (Minimising greenhouse gas emissions), SI 3 (Energy infrastructure), and SI 4 (Managing heat risk), which collectively promote energy efficiency, low-carbon heating solutions, and the implementation of the cooling hierarchy.

The existing property suffers from poor thermal performance. To address this, the proposals include a package of energy efficiency measures, such as the installation of new internal insulation throughout, high-performance double-glazed windows, and underfloor heating. These enhancements will significantly improve the building's energy efficiency and reduce reliance on fossil fuels.

A central element of the proposal is the installation of an air source heat pump (ASHP), enabling the property to become gas-free. This low-carbon technology provides a sustainable heating solution and contributes to long-term reductions in carbon dioxide emissions. For clarity, the ASHP will be used for heating purposes only and is housed in an acoustic enclosure to mitigate any noise impacts.

The development adopts a fabric-first approach and aligns with the energy hierarchy of both the Camden Local Plan and the London Plan, namely: Be Lean (reduce energy demand), Be Clean (supply energy efficiently), and Be Green (use renewable energy).

The proposal demonstrates a clear commitment to high environmental standards and the transition to sustainable, low-carbon living. It is therefore considered fully compliant with Camden Local Plan Policies CC1 and CC2, as well as London Plan Policies SI 2, SI 3, and SI 4.

### **Summary:**

As demonstrated within this letter and the submitted plans, the proposed development would preserve and enhance the character and appearance of the host property, wider terrace, the Belsize Park Conservation Area. There would be no harm to the significance of the conservation area or the identified nearby listed buildings. The proposal would not result in any material impacts on neighbour

amenity and would significantly improve the internal living environment for existing and future occupiers. The proposed development is acceptable in highways terms and would promote the shift to sustainable modes of transport. It also demonstrates a clear commitment to energy efficiency and reducing carbon emissions.

The development is therefore in accordance with the up-to-date development plan, and it is therefore respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

**Danielle Shaw**  
**Planner**  
**SM Planning**