

Delegated Report		Analysis sheet	Expiry Date:	18/12/2013
		N/A / attached	Consultation Expiry Date:	05/12/2013
Officer			Application Number(s)	
Victoria Pound			1. 2013/6989/P 2. 2013/5909/L	
Application Address			Drawing Numbers	
19 Eton Villas London NW3 4SG			See decision letter.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of two dormer windows to the side hipped roof with a single large dormer window, and installation of two rooflights to dwelling house (Class C3).				
Recommendation(s):		1. Grant planning permission 2. Grant listed building consent.		
Application Type:		1. Full Planning Permission 2. Listed building consent.		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	05	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Press and site notices displayed – no responses received.					
CAAC/Local groups* comments: *Please Specify	Eton CAAC – no objection					

Site Description

Grade II listed dwelling house, one half of a pair of semi-detached villas dating from c.1849. Stucco faced over two storeys with attic storey contained within hipped slated roof.

Forms part of a group of 8 Grade II listed semi-detached villas within the Eton Conservation area.

Relevant History

2012/1629/P & 1012/1314/L – planning permission and listed building consent **granted** 15/05/1012 for *Internal and external works including erection of single-storey glazed extension at lower ground floor level rear as replacement for existing; erection of single-storey summerhouse and storage in rear garden as replacement for existing; erection of replacement boundary fence and wall including bin store to front garden; installation of new double glazed doors to front elevation and door with window to side elevation at lower ground floor level of single family dwellinghouse (Class C3).*

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Assessment

Planning permission and listed building consent are sought for alterations within the second floor and to the roof.

External alterations

There are currently two modern arched head dormer windows on the side elevation, which are positioned towards the front and rear of the plan with a large gap in between. It is proposed to remove these dormers and to create one centralised dormer, in association with the reconfiguration of the internal plan at attic level. This approach follows the pattern of the southernmost roof slopes found in the other three buildings in the group and is considered to be acceptable in principle.

The dormer design submitted originally was considered to be too wide and over-dominant within the building's roofscape. Revisions have been submitted which see the proposed dormer reduced to three windows wide, which follows the established pattern and is now considered to be acceptable within the roofscape as it retains a significant amount of roof slope to either side, and does not create a crowded appearance when seen against the existing front and rear dormers. The dormer will be less visible in the streetscene than the existing front single dormer. The new dormer's height and position in relation to the ridge is considered to be appropriate. The casement windows within the dormer are proposed to be simple, timber-framed lights, with no subdivision, and the dormer housing is slim in profile and will be clad in lead, which is considered to be appropriate.

Two small, flush conservation rooflights are also proposed; these will have a limited impact on the visual appearance of the side roof slope and their installation will not involve the loss of any historic fabric.

Internal alterations

The proposed internal reconfiguration will not have a detrimental impact on the building's special interest in terms of plan form or historic fabric.

The proposals raise no issues of sustainability nor adverse impact on neighbours' amenity.

In summary, the revised proposal is considered to preserve the building's special architectural and historic interest, and the character and appearance of the Eton conservation area. The relevant local and national policy and guidance considerations are met, and the applications therefore recommended for approval.