

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 17<sup>th</sup> December 2007. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

<b>Delegated Report (Members' Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	11/12/2007
		N/A / attached	<b>Consultation Expiry Date:</b>	21/11/2007
<b>Officer</b>			<b>Application Number(s)</b>	
Alex Bushell			1) 2007/4766/P; and 2) 2007/4768/L.	
<b>Application Address</b>			<b>Drawing Numbers</b>	
13 Eton Villas London NW3 4SG			PL00 – 10 (inc.) and PL101 – 110 (inc.)	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
1) The erection of a single storey rear extension and a single storey residential outbuilding within the rear garden, and the installation of an access stair from upper ground rear to garden level as a modification to the existing single family dwelling house (Class C3); and 2) Works associated with the erection of a single storey rear extension, the installation of an access stair from upper ground rear to garden level, and internal alterations				
<b>Recommendation(s):</b>		1) Grant Planning Permission subject to Conditions; and 2) Grant Listed Building Consent subject to Conditions		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>02</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. Electronic	<b>00</b>		
Summary of consultation responses:	S/N displayed 31/10					
CAAC/Local groups* comments: *Please Specify	The <b>Belsize Residents Association</b> objects on grounds that the 'all-glass' extension does not respect the form, scale or detail of the listed building and the extensive use of glass is not sustainable as it has poor insulation properties.					

## Site Description

This Grade II listed property forms part of a group of 8 semi-detached villas dating from c.1849. The building is stucco fronted and stands 2 storeys tall with an attic and semi-basement and is located on the corner of Eton Villas and Eton Road. The site is located within the Eton Conservation Area.

## Relevant History

26/07/1999 PP and LBC for Erection of a lower ground floor extension with terrace above, extension to kitchen at upper ground floor level, provision of external staircase to garden.

16/08/2006 PP for the installation of side dormer window and enlargement of door opening at rear of house (Class C3);

16/08/2006 LBC for the installation of side dormer window and enlargement of door opening at rear of house (Class C3) together with internal alterations, including the replacement of a staircase.

30/10/2006 refusal of PP for the Partial demolition of rear garden wall and creation of an off-street parking space in the rear garden accessed from Eton Road including erection of a new iron railing gate (Class C3).

There is also a separate enforcement investigation (ref EN06/1010) in respect of the timber screen/trellis on the boundary wall.

Adjoining site: A similar size rear extension was granted on 28/04/2006 for the attached neighbour (14 Eton Villas).

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

UDP: B1, B3, B6, B7, SD6, SD9

SPG: Eton CA Statement

## Assessment

### Rear extension/new stair to rear garden

It is proposed to add an extension at basement level, projecting 3.75m from the rear elevation. This is considered acceptable 'in principle' given its location on the building and other extensions recently consented on neighbouring properties. Although the extension is almost full width, this is considered the most suitable approach given the flat backed character of the building. The extension is of a simple contemporary design with large glazed doors to the garden and a partially glazed and partially pebble covered flat roof. It would be partially visible over the existing boundary wall; however it is considered the design, form and scale is acceptable and would not detract from the character and appearance of the Eton Conservation Area.

The Residents' Association objection to the use of contemporary design incorporating glazing is not considered to be a basis for refusing to the scheme as the simple form compliments the historic character of the building and it is not for the Council to influence taste, rather to ensure that all development represents good design. The insulation properties of the glazing are matters for the

### Building Regulations.

Internally, the modern French doors in the rear elevation that were inserted as part of the recent refurbishment works are to be removed so as to give access into the new extension. The structural opening will remain as existing, which is acceptable in LB terms.

At ground floor level it is proposed to modify one of the historic Juliet balconies so as to add a flight of stairs leading down to garden level. The extent to which the balcony is to be modified has reduced following pre application advice and is considered acceptable. The design of the metal stair will match that of the existing historic balcony.

Given the height of the boundary wall on either side of the rear garden and the matching nature of the consented scheme, there would be no material loss of amenity to neighbours by virtue of loss of outlook or light. The stair itself would be unlikely to be used as a sitting out area due to its limited size and would therefore have limited impact on neighbour privacy.

### Outbuilding

It is proposed to add a small timber clad and glazed garden room adjacent to the rear boundary of the site. This has now been aligned with the rear boundary following pre application advice so as to minimise its encroachment into the garden. The garden room is considered acceptable given its modest scale and design and that it will only barely be visible above the existing brick side boundary. The incorporation of a green roof would further minimise its effect when viewed from above and the condition recommended on the planning permission would enable control over planting to ensure it will be properly maintained and contribute effectively to local biodiversity.

### Basement - Internal

Internally it is proposed to reconfigure the bottom five treads of the ground to basement staircase. This is modern, albeit sympathetically designed, and was inserted as part of the works consented under application 2006/2692/L. A small utility room will be created following the reconfiguration of the staircase. The existing double doors between the hallway and front room are to be relocated within the same wall – these were also inserted as part of the recent refurbishment works. I have no objection to these proposals.

These proposals are modest and well designed and will have no detrimental impact on the special interest of the listed building or the character and appearance of the surrounding conservation area. Recommend approval.

### Unauthorised alterations to the boundary walls

There is an existing trellis/timber fence fixed to the existing wall that is the subject of a current enforcement investigation. Some of the proposed drawings appear to show an extension to the trellis/fence, which is considered to be unacceptable. The applicant has agreed by email to withdraw this component of the application and the matter is covered by an informative.

### Recommendation

That planning permission and listed building consent be granted subject to conditions.

