

Delegated Report		Analysis sheet		Expiry Date:	07/09/2006		
		N/A / attached		Consultation Expiry Date:	24/08/2006		
Officer			Application Number(s)				
Hannah Walker			2006/2320/L				
Application Address			Drawing Numbers				
15 Eton Villas London NW3 4SG			Refer to decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Replacement of upper ground floor rear doors with double-glazed doors at the dwellinghouse (Class C3).							
Recommendation(s):		Grant Listed Building Consent					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice/press advert – no responses					
CAAC/Local groups* comments: *Please Specify		Eton Villas CAAC – no objection					

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. The building also stands in the Eton Conservation Area.

Relevant History

Planning permission (8400020) and Listed Building Consent (8470032) were granted on 25 April 2004 for the formation of new dormer windows and internal alterations.

Planning permission (2004/2731/P) and Listed Building Consent (2004/2732/L) were granted on 16 August 2004 for alterations to rear elevation at lower ground floor and upper ground floor level entailing the widening of existing door and window openings, relocating existing stair and widening balcony as amended by fax received 11 August 2004.

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.

B6 – Listed Buildings

Assessment

This application is for the replacement of two French doors in the rear elevation at upper ground floor level with double glazed units.

The openings in question are likely to have originally contained large windows rather than doors. The left hand door (viewed externally) is a traditional white-painted timber single-glazed unit of some age, with slender glazing bars. A modern double glazed white-painted timber door with marginally thicker glazing bars has been inserted into the right hand opening, the date of which is uncertain (it may pre-date the statutory listing of the property in 1974). Both doors open onto modern 'balconettes', and the right hand door onto an external staircase, all of which are considered to be non-original features of the building.

The proposed replacement doors will be to the same design and configuration as the existing units. Due to the incorporation of double-glazing, there will be an increase in the thickness of the horizontal glazing bars, as already seen in the existing right hand doors. Although the insertion of double-glazed sealed units alters the appearance of the fenestration, affecting its reflective qualities and imparting a blue/green tinge, this is already present in the existing right hand door.

Although the new doors will be in a relatively prominent position in the rear elevation of the property, visible from Eton Road, the proposal is considered acceptable since it cannot be demonstrated that any further harm will be caused either to the special architectural and historic interest of the listed building or to the character and appearance of the Eton Villas Conservation Area.

However, it should be noted that although the principle of this application is acceptable, the detailed design of the joinery as shown in proposed drawing 51 Rev 01 is not satisfactory as it shows over-chunky timber sections with right-angle corners giving an unauthentic appearance. This drawing should therefore not be included in the listed building consent. I am confident that the windows can be fabricated with chambered edges (ie splayed corners) so consider it imperative that the applicant submits a revised drawing as a condition of the listed building consent, which should be approved by the Council prior to any of the works commencing. This drawing should contain a proposed plan, section and elevation at a minimum scale of 1:20 and should be fully labelled with all materials and finishes.

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