



## **9 Eton Villas, London, NW3**

*External repair works, replacement of various windows, minor internal works, insertion of 2 conservation rooflights in side roof plane*

*Application for Listed Building Consent  
Design / Heritage / Planning Statement*

**AZ Urban Studio Limited**  
83 Weston Street  
London SE1 3RS

T +44 (0)20 7234 0234  
mail@azurbanstudio.co.uk

**AZ URBAN STUDIO**

## Design / Heritage / Planning Statement

*External repair works, replacement of various windows, minor internal works, insertion of 2 conservation rooflights in side roof plane*

Client:

Mrs B Storch

Author:

Name Martin Harradine BA MA MSc MRTPI

Signature .....

Position Director (Planning)

Reference: AZ1337  
Status: Submission  
Date: 06.06.14

Telephone: 020 7234 0234  
Fax: 020 7403 9030

[martin@azurbanstudio.co.uk](mailto:martin@azurbanstudio.co.uk)  
[www.azurbanstudio.co.uk](http://www.azurbanstudio.co.uk)

## 1. Introduction

1.1. The owners of 9 Eton Villas (Grade II listed) wish to undertake a series of minor works to their family house in order to improve the general appearance of the building and their occupation of it.

1.2. Formal pre-application discussions with the Council were undertaken in April / May 2014 (ref: 2014/2580/PRE) regarding the proposals, which were supportive of the works proposed, and clarified the nature of the documentation / samples required to enable consent to be granted without the need for conditions requiring further approvals. A copy of Mr Wito's written advice is provided in Appendix 3.

1.3. The application for listed building consent comprises the following:

- Completed application form
- Site location plan, existing / proposed drawings, detailed drawings
- Material samples – render finish (unpainted) / window surround moulding (example of material quality – not design). Samples sent by post to accompany online application.
- This supporting statement, including the schedule of works at Appendix 2

1.4. This short statement sets out:

- The site location
- Planning policy and statutory requirements
- The designated heritage assets engaged and their significance
- The proposed works and assessment of their impact upon significance of the designated heritage assets engaged
- Conclusion

## 2. The site location

- 2.1. 9 Eton Villas is a semi-detached house, arranged over 3 main floors with further accommodation in the roof space. The property was added to the statutory list at Grade II on the 14<sup>th</sup> May 1974, as part of a group consisting of 7,8,9 Eton Villas.
- 2.2. The layout of the houses upon the plot is unusual, with the buildings sited along the back of the plots, fronting onto long front gardens terminating at the Eton Villas frontage.
- 2.3. The site also falls within the Eton Conservation Area.
- 2.4. A brief assessment setting out the significance of those two designated heritage assets engaged is provided at section 4 below.

## 3. Planning policy / statutory requirements

- 3.1. Section 7(1) of the Planning (Listed Buildings and Conservation) Act 1990 sets out a requirement for authorisation for 'works' of demolition, alteration or extension to a listed building in any manner which would affect its character as a building of special architectural or historic interest.
- 3.2. Section 66(1) of the Planning (Listed Buildings and Conservation) Act 1990 states that in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 3.3. Section 72(2) of the Planning (Listed Buildings and Conservation) Act 1990 requires that the local planning authority, in exercising their planning functions within conservation areas, pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 3.4. The National Planning Policy Framework (2012) sets out at section 12 *Conserving and enhancing the historic environment* how heritage assets

should be managed through the planning process, and that when considering the impact of a proposed new development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The recently published National Planning Policy Guidance provides further detailed guidance.

3.5. At the local level Policy CS14 of the Camden Core Strategy and Policy DP25 of the Camden Development Policies provide further detail on how development should preserve and enhance the character of conservation areas and not cause harm to the special interest of listed buildings

3.6. Further supplementary guidance is provided in Camden Planning Guidance 1: Design, and in the Council's adopted Eton Conservation Area Statement (undated).

#### **4. The designated heritage assets engaged and their significance**

##### *Eton Conservation Area*

4.1. The property is located on the east side of Eton Villas (south) and forms part of the London Borough of Camden's Eton Conservation Area which was designated in 1973. The Eton Conservation Area Statement describes the history and evolution of the area as the land, that had been owned by Eton College since the 1400's, was developed between 1844 and 1866 by Carpenter Samuel Cuming.

4.2. The east side of Eton Villas is a group of buildings built in c.1849 to designs by John Shaw (1803 -1870), he became surveyor to Eton College in c.1825 and designed the Tudor Gothic buildings at Weston's Yard there, also developing Chalcots Estate (1840-5), including Adelaide Road and Eton College Road.

4.3. The villas are an early example of the semi-detached form of housing that was to become so prevalent across London and the rest of the UK and which John Summerson (Blue plaque – 1Eton Villas) in his book 'Georgian London' identifies as beginning with the groups of similar size Villas built in the early 1800's nearby in St Johns Wood on the Eyre Estate. These villas were

intended to appeal to the “younger and less affluent members of the professional classes and higher reaches of the clerical and shopworkers” as described by Pevsner. The more modest scale of the villas relative to the larger terraced houses of the more affluent means the majority of such houses in the area survived the social changes and post war redevelopment plans of the twentieth century and remain as family houses today.

4.4. Eton Conservation Area Statement sub divides the conservation area into 4 character areas. Eton Villas falls within Sub area 1 which includes Eton Villas, Eton Road, Eton College Road and Provost Road Steele’s Road (westside), Fellows Road (part of eastside only). This character area then further segregates the properties alighting the east side of Eton Villas into two further groupings, north and south, as a mid-rise purpose built block resides between them.

4.5. The Statement sets out how *“The east side of Eton Villas (south) and part of Provost Road are also developed with semi-detached villas but of a different style to Eton Villas (north). The properties are typical early to mid-Victorian gable fronted stucco villas designed to be read as a single architectural unit and in common with all the surviving villas on these two roads are listed grade II.”*

4.6. It goes on to note that the proportion of window to wall space is fairly high, windows are surrounded by a raised stucco architrave, cill and cornice, and the third level of accommodation is contained within the shallow pitched slated roof, with dormers on the flank elevations.

4.7. At page 22 of the Statement, under the heading *Detractors*, the large full width dormer extension to no.8 Eton Villas is singled out amongst unattractive dormer roof extensions generally as being harmful.

#### *The group 7,8,9 Eton Villas*

4.8. This group of three buildings were entered upon the statutory list at Grade II on May 14<sup>th</sup> 1974 and consists of a symmetrical stucco terrace, c1849, designed by John Shaw. Nos. 7 & 9 project forward and have gabled roofs (see list entry at Appendix 1). No. 8 is double fronted with central entrance emphasised by small gable (west side). 9 Eton Villas was the once residence

of the artist Alfred Stevens (LCC plaque), whose major work is the monument to the Duke of Wellington in St Paul's Cathedral.

4.9. This group of three buildings has been altered in the past, most notably with the large roof addition to no.8, but also the side pitched roof section of no.7 connecting to no.8 has been enlarged in width and a central section of flat roof added.

4.10. A good degree of symmetry at the group still exists despite the roof extensions, although it is immediately clear to see that the external appearance of no.9 and its various window and window surround alterations of the past detract from the appearance of the building, and its role within the symmetrical group.



Rear elevation of no.9



Rear elevation of no.7





Front elevation of no.9

4.11. Internally, whilst the general original plan form of the principal rooms remains, along with some decorative cornice work that may be original, the interior is predominantly later work.

4.12. The significance of no.9 therefore principally lies in its role within the group of three villas that differs in plan form to others within the adjacent development of the same period, and the resulting contribution to the overarching planned and holistic development of the area in the early Victorian period that gives it its coherent townscape character.

## **5. The proposed works and assessment of impact**

5.1. As noted above, it is fair to say that no.9 has a relatively poor external appearance when viewed in the context of the adjoined nos. 7&8. This is due to two main factors:

- 1) Previous alterations to windows and window openings (use of metal 'crittal' windows / loss of window reveal depth and surround details)
- 2) Poor workmanship of previous repair work to stucco and other façade elements, and poor quality coating of original entrance steps

5.2. The impact of this on the host building and its role within the group can be seen clearly on the photographs provided. Render that had been previously 'patched' has blown due to water ingress, and rust staining across the front elevation is prevalent from the use at some point previous of metal edging to the render.

5.3. The owners wish to properly remedy the situation and carry out holistic repairs and replacements, as well as minor alterations as set out below and illustrated in draft form on the drawings submitted.

5.4. The works proposed can be summarised as follows:

- 1) Replacement of crittal window at roof level, front elevation with wooden casement window



Wooden partition, door, balustrade to be removed – all later additions



First floor (rear) crittal window to be replaced with timber sash

- 2) Replacement of existing rooflight to rear with new conservation rooflight
- 3) Insertion of two new conservation rooflights to side roof slope (facing chimney stack of no.8) to provide additional light to existing roof rooms
- 4) Replacement of timber sash windows at first floor level, front elevation, with single glazed timber sash windows to match
- 5) Replace crittal windows / doors at lower ground floor level, front elevation, with either timber or aluminium framed units, with removal of upstand either side of door to created full width opening
- 6) Remove render and ornamental details to front façade, remove rusting metal elements, repair and re-instate all with new lines cut into render, repaint
- 7) Replace crittal window at first floor rear elevation with timber sash window
- 8) Remove internal wooden and plasterboard partitions at second floor level (loft) to provide open plan space

5.5. A full schedule of works is enclosed at Appendix 2, and the works where necessary are located and noted on the drawings submitted.

5.6. We consider that the works are generally minor in nature and are largely concerned with 'undoing' previous poorly considered alterations to the building and appropriately repairing those elements of the building including timber windows and façade render that require attention. The replacement of the crittal windows with timber windows will assist in providing a greater degree of symmetry with no.7.

5.7. The removal of two small sections of partition wall at second floor (loft) level does not impact on the original plan hierarchy of the building, and the loft space will remain a small bedroom area. The wooden partitions to be removed appear to be non-original fabric from the 20<sup>th</sup> Century. A small section of plasterboard internal partition is also to be removed.

5.8. The two new rooflights proposed are located discretely in the side roof plane that faces the slab chimney of no.8. The proposed rooflights will not be visible from surrounding street level, and are considered to be a minimal intervention in the context of the far more extensive roof alterations carried out at all of the neighbouring properties to the south along Eton Villas.

5.9. At lower ground floor level the existing critical patio doors and associated windows are likely to have been added during the 20<sup>th</sup> Century, and although not seen from outside of the property, the dense use of glazing bars appears at odds with the openings above. It is proposed to replace these doors and windows (and remove the quarter upstand to each lower corner) with four glazed doors. Following the pre-application advice, the doors have been designed to ensure that the form of the window above is referenced. It is proposed to use aluminium (white painted) framed doors to allow a more slender frame (80mm) than would be possible in timber (95mm).

5.10. As discussed on site the applicant would like to proceed rapidly with the works and therefore full details, including materials samples, have been provided. It is not possible to provide a sample of the grooves formed into the render, and we would suggest that appropriate control of the detail of this element would be to inspect a sample on site prior to that element of work (i.e. the forming of grooves) being carried out.

## **6. Conclusion**

6.1. At present the external condition of no.9 Eton Villas is in relatively poor repair, and the degree to which the building has been altered in the past undermines its contribution to the symmetrical group of three buildings to which it belongs.

6.2. The proposed works to carry out repair and reinstate features will enhance the external appearance of both the front and rear facades of the building improving the symmetry of the group and therefore providing an enhancement to both the significance of the listed building and the group of nos.7,8,9. We consider that the improved contribution of the building and group to the surrounding townscape character and appearance also offers an enhancement to the Eton Conservation Area.

6.3. We therefore request that listed building consent for the works is granted.

## APPENDIX 1: List entry

CAMDEN

TQ2784NE ETON VILLAS

798-1/52/415 (East side)

14/05/74 Nos.7, 8 AND 9

GV II

3 terraced houses. c1849. By John Shaw. For Eton College. Built by S Cuming. Stucco with slated roofs, Nos 7 & 9 gabled, No.8 with small central gable flanked by C20 slated attic dormers. Symmetrical group, Nos 7 & 9 projecting. 2 storeys, attics and semi-basements. Nos 7 & 9, 2 windows each, No.8; double fronted with 3 windows. Entrances and ground floor sashes architraved by pilasters carrying entablature; doorways with pilaster-jambs carrying cornice-heads; panelled doors. Architraved sashes to 1st floors and small attic windows in apex of gables of Nos 7 & 9. Slab chimneys at divisions of houses. INTERIORS: not inspected. HISTORICAL NOTE: No.9 was the residence of Alfred Stevens (LCC tablet).

Listing NGR: TQ2789484535

## **APPENDIX 2: Schedule of works**

	<b>JAMES REGAN CONSTRUCTION LTD</b>
	<b>No 9 Eton Villas</b>
	Date: 29.01.14 / 11.2.14. Revised 10.3.14/18.3.14
	Client: Barbara Storch
	Architect/Building Surveyors:
	<b>JRCL</b>
	Description
	<b>SCHEDULE OF WORKS</b>
	Item Description Cost Qty/Area Totals
	This specification has been prepared by James Regan Construction Ltd.
	<b>Kitchen works</b>
	Remove door and draws from main kitchen run and cart away.All doors to be spray red to match existing colour.
	Remove and salvage all existing door handles to re-fit to new doors and draws.
	Supply and fix new 600x 700 doors with new spray finish to all doors
	7 no x 600 x 700
	1 no 312 x 700
	Supply and fit new draws with soft close mechismism to all draws
	<b>Bottom draws 600mm carcass</b>
	6 no deep draws for 600mm carcass to receive doors : 601.101.71
	<b>Middle draws 600mm carcass</b>
	6 no deep draws for 600mm carcass to draw clip on front : 601.101.71
	Clip on silver fronts : 401.300.90
	<b>Top Draws 600mm carcass</b>
	6 no shallow 80mm draws for 600mm carcass to draw clip on front:ref : 501.101.57
	Clip on silver front : ref: 301.300.95 cover draw panel
	<b>300mm carcass draws</b>
	Article Number : 201.101.54 set of 3
	1 no deep draws for 300mm carcass to receive doors
	1 no deep draws for 300mm carcass to draw clip on front
	1 no shallow 80mm draws for 300mm carcass to draw clip on front
	2 draw cover face



	<b>Side closet draws 800 mm carcass</b>
	1 no 187 x 796 front
	1 no 308 x 796 front
	3 no 367 x 796 front
	Article Number : 601.101.71
	1 no deep draws for 800mm carcass to receive doors: 601.101.71
	1 no deep draws for 800mm carcass to draw clip on front: 601.101.71
	ref : 201.300.91 Deep drawer front, silver-colour
	1 no shallow 80mm draws for 800mm carcass to draw clip on front: Article Number : 201.101.58
	ref 601.300.94 cover panel
	<b>Island Unit</b>
	Supply new new front decor panel 2335 x 700 mm with cut out for all appliances . Tamplate on site/ dry fix/ remove/ to be sprayed and refix .
	Remove micro wave /cart away.
	Supply and fix 2 no new ovens for 600mm carcass /height 590
	Siemens IQ-300 HB63AB551B Electric Single Oven Built In Stainless Steel 2no
	<b>Draw 800 carcass</b>
	Salvage existing s/s draw front for re-use
	Article Number : 601.101.71
	1 no deep draws for 800mm carcass to receive doors: 601.101.71
	1 no deep draws for 800mm carcass to draw clip on front: 601.101.71
	1 no shallow 80mm draws for 800mm carcass to draw clip on front: Article Number : 201.101.58
	ref 601.300.94 cover panel
	<b>Repair works Kitchen</b>
	Remove cupboard doors to ladder/ trim bottom of doors and prepare for spraying.
	Replace all hinges to doors
	Repair bottom of unit divider to left hand side at bottom and prpare for decorations.
	Spray all door to kitchen.
	Deliver and collect doors from sprayers
	Rub down all iroka worktops and apply new finish.
	Supply and fit new extractor fan and hood. Remove existing and cart away omitted
	Sub Total for kitchen works
	<b>Dinning room kitchen</b>
	Remove existing ctrittle windows and quarter brickwork nibs and install new set of bi-folding glazed doors to open out on to patio.
	Clean tile floor and apply new grout paint to all tiles jasmin
	<b>Hallway closet store area</b>
	Clear area. Remove all ready from wall and apply 3 coat damp proof render to walls to left hand side of passage entrance door. Omitted from works
	Clear area. Remove all ready from wall and apply 3 coat damp proof render to walls to lower cellar area
	<b>Ground floor upper</b>
	Lay protection to all hardwood floor 53 m2 .
	Protect all floor with ploythene and cordex taped over 53m2
	Cut out silicone to shower and renew
	Decorate bathroom
	Overhaul bathroom window

Living room and study area.	
	Over haul 2 no box sash window and prepare for decorations
	Repair cracks in ceiling and apply rein-force lining paper and decorate
	Decorate through out rooms
1st floor	
	Protect all floor with ploythene and cordex taped over 53m2
1st floor shower room	
	Remove crittal window and replace with new box sash window 1.8 w x 1.33 high
	Make good all plaster walls to above ready for decorations
	Cut away silicone to shower and replace with new
Bedroom 1 front: rear	
	Over haul box sash window ready for decorations
	Decorate room
Bedroom 2 box room	
	Replace Box sash window to front box sash 6 over 6 to match original windows : 1970 x 1150 / make good all plaster works to internal ready for decorations
	Prepare box and cill for decorations
	Decorate room
Bedroom 3 main room	
	Replace Box sashes window to front box sash 6 over 6 to match original windows : 1970 x 1150 / Make good all plaster works to internals ready for decorations
	Prepare box and cill for decorations
	Decorate room
Loft room front	
	Remove crittal window and replace with new casement window 1020 w x 970 h/ work to be done of scaffolding from externals .
	Remove existing roof light and replace with new conservation velux roof light to blend in with original look of roof. TBC
	Supply and install 2 no new conservation type velux windows to provide more light into the loft area. TBC
	To remove room divisions to loft area and make good to all ceilings. TBC
	Provide new handrail and balustrade to staircase with balustrade at 100mm centre to comply with building regulations.TBC
	Provide new bridging detail over stairwell with 2m sring line below to comply with building regulations with handrail detail. TBC
	Decorate room
Electrical works	
	Electrical through out replace all existing recessed light with LED recessed/ make sure all light switches are compatiabile with lights for dimmer if dimmed.
	Kitchen
	To replace 2no modules to existing dimmer in kitchen to an LED compatible type.
	Kitchen
	To supply and install 10 no GU10 downlight fittings to replace existing units, new fittings will be fitted with LED lamps.
	Hall
	To supply and install 5 no GU10 downlight fittings to replace existing units, new fittings will be fitted with LED lamps.
	1 <sup>st</sup> floor bathroom
	To supply and install 3 no GU10 downlight fittings to replace existing units, new fittings will be fitted with LED lamps, fittings will be IP rated to suit the damp enviroment.
	2 <sup>nd</sup> floor bathroom
	To supply and install 3 no GU10 downlight fittings to replace existing units, new fittings will be fitted with LED lamps, fittings will be IP rated to suit the damp enviroment.

	The fittings are available in either white, brushed satin or chrome finish.
	Wiring new extractor fan to kitchen and 2 no new ovens
	Assumming existing supply is sufficient for 2 ovens
<b>External works</b>	
	<b>Rear entrance door</b>
	Remove existing rear door and replace with new door and frame. Hinges new locks ect in hardwood approx size 1.1 x 2000 high. Allowance for door furniture
<b>Front entrance door</b>	
	Remove existing rear door and replace with new door and frame. Hinges new locks ect in hardwood approx size 1.1 x 2000 high: Allowance for door furniture
	Remove bike storage enclosure and cart away including skip / all kitchen can be disposed of in here as well.
	<b>Side passage</b>
	Provide new timber posts and supply and fix new metal gate door approx size 1.1 x 2.00
<b>Front elevation</b>	
	Erect scaffolding to front elevation :7.5 wide x 10.m high . Ten weeks hire period
	Erect scaffolding to back elevation :7.5 wide x 10.m high
	Erect scaffolding to side elevation :7.5 wide x 10 m high
	Investigate existing repairs to stucco works and report back
	Investigate all rust stains and causes to all decoration render architraves to and windows and stone cills. Report back for solution to fix.
	<b>Before any works commence a full solution will be given once investigation works are done . To Be agreed.</b>
	<b>Budget cost of works that need investigating 81m2 adjusted</b>
	<i>1st investigation to expose original render finish. Assumed a complete of 1st layer only hack off of all render to house approx 81 m</i>
	<i>Assumed a complete hack off of all original render to house approx 81.m 2</i>
	<i>Assume complete render of front of only house and cut new lines into walls water proof render</i>
	Allowance made to completely remove rusting ornamantle features around windows back to wall and replace with new features. Supply and fix new castings to all windows to front elevations
<b>Front stone steps</b>	
	Investigate front steps/ remove all render from steps and expose sub-structure for providing new method of water proofing stairs and over-cladding. TBC
a	steps and risers
b	String walls
c	Copings
	<b>Allowance made for works only until investigation works are completed . No Cost back from stone company awaiting cost.</b>
<b>Lower patio area.</b>	
	Lift all york stone and salvage/ stack to side for re-use. Mark up all stone for re-laying works/ lift and stack aside.
	Excavate and clear away . 250mm depth
	Provide new linear drainage to rear of patio doors/ adapt existing drainage to left hand side of do to connect new. 4 m lin drainage with end caps and connected to adapted drainage
	Prepare new base 150 mm to relay salvaged york stone on to fall to new drainage. Approx 16m 2
	Lay existing slabs on 50mm cement base/ point all joints in sand and cement.
	Allowance for additional york stone for patio
	Over haul canopy and decorate front timber edge and boxing in.
	Re-new lead cover flashing to boxing above.

Retaining garden walls.	
	Investigate damaged render to walls and remove . Report back on findings
	Cut out and repair cracks in walls
	Replace brick on edge to tops of wall
	Hack defective render 2nd coat which has been applied. Treat face of wall and apply new render coat too walls. Assuming wall is cast in-situ as solid structure.
Rear garden area. TBC	
	Excavate trench for new retaining wall foundation to bedding area.
	Pour new concrete foundation
	Break out and remove upper section of existing concrete path and concrete base in corner and cart away .
	Build new retaining wall in 225 s/h stock bricks
	Cast new upper pathway behind wall 7 m long with retaining toe to secure.
	<i>To Be confirm weather stone is to cover pathway or to leave as concrete for now.</i>
Front Garden path	
	Break out and cart away existing green house . Excavate base for new slab
	Lay new concrete sub base in corner and new base up to retaining wall. 2.0 m x 1m x 150 mm base for shed
	Provide new bike shed storage unit in corner supply and fix.
	<b>Metal Bike Shed - 6x3ft Secure Cycle Storage - Tough Bike Locking</b>
	Provide cost to relocate rose bushes to other flower bed.
Foot path works	
	Provide cost to renew all paths in material to be confirmed. Yorkstone per m2 costs
	Provide new kerb edging to flower bed side. 20 m lin.
	Excavate existing path/ reduce dig by 300mm and cart away.
	Supply and lay new 150mm sub base approx 1.5 wide x 20m long compact to new level.
	Front path : 1500 wide x 20m long Lay new york stone to path way up to steps
	Front path entrance patio : 3.2 x 1.6
	Provide new drainage to bottom of steps to disperse water from collecting/ adapt existing drainage works from existing gulley, which is blocked at the moment. Cut into and form new connection to new aco drainage to bottom step. Allowance made.
	Arrange for drainages to be cleared of all debris allowance for jet rodding all drains to manhole
Side passage way area	
	1.3 w x 9m long. TBC
	3 no set of steps.TBC
Rear path to gate approx	
	1.5 w x 4m long .TBC
	<b>Lower area to side passage entrance door.</b>
Rear garden wall	
	Rake of point and re-point wall and 2 no piers
	Repair any loose brickwork to wall
	Jet wash wall to remove on debris
	Remove barrel tube handrail to side only and replace with new railings to be confirmed
Decorations	
	Decorate internal walls and ceiling all wood work and external building including all render/ woodworks/ fascias and soffit/ barge boards

**Martin Harradine**

**From:** Wito, Alan [Alan.Wito@Camden.gov.uk]

**Sent:** 02 May 2014 18:26

**To:** Martin Harradine

**Subject:** Pre application advice for 9 Eton Villas (ref: 2014/2580/PRE)

Dear Martin

Thank you for meeting me at the site yesterday. I can summarise our discussions as follows using the numbering in your Planning Statement:

- 1) *Replacement of crittal window at roof level, front elevation with wooden casement.* The window is non original and its replacement with a single glazed timber casement with the same glazing bar arrangement would be acceptable.
- 2) *Replacement of existing rooflight.* No objection is raised to this and a small increase in size should be permissible. Any new rooflight should sit flush or only slightly project above the roofline. Further to our discussions I can confirm that a rooflight which does not project more than 150mm above the plane of the roof would not require planning permission.
- 3) *Insertion of two conservation rooflights.* Given the limited views the area of roof proposed no objection would be raised to these provided they were flush or only projected slightly above the roof plane.
- 4) *Replacement of first floor timber sashes to front elevation.* An inspection of these reveals that the majority of the sashes in these windows have now been replaced historically. Like for like replacement which followed the glazing bar profile and frame detailing of the bottom right hand (when viewed from the outside of the building) sash should be acceptable.
- 5) *Replace crittal window and doors to front lower ground floor elevation.* In principle there is no objection. The design of the replacement need to be carefully considered to pick up on the vertical emphasis and proportions of the fenestration seen on the rest of the façade. Framing for windows and doors should be slender.
- 6) *Remove render and ornamental details to front façade.* It was clear from our site visit that poor quality repairs from the past had resulted in delaminating of the surface finish and rust from metal pieces seeping through the surface. Therefore there is no objections to the proposals. It would be expected that samples of the external finish (including the grooves) and a typical moulding detail should be provided either with the application or will be requested by condition.
- 7) *Replace crittal window at first floor rear elevation.* No objection is raised to this if it is with a single glazed sash window.
- 8) *Remove coating to external entrance steps and repair.* The current surface finish is not original or sympathetic. Replacement steps in stone would be acceptable.
- 9) *Replacement patio surfacing.* You advised that the existing stones would be lifted, the ground re-levelled and the stone re-laid. These works would not require planning permission or listed building consent. The replacement of the steps to the patio and retaining walls would require listed building consent but subject to the design there is not an objection in principle.

- 10) *Replace rear entrance gate.* This is no the original gate and provided it was a like for like replacement would not require listed building consent or planning permission.
- 11) *Replace front entrance gate.* You clarified that it was not proposed to replace the front door to the building, rather the front gate. The same comments as point 10 apply.
- 12) *Remove partitions to second floor.* These appear to be of limited interest and create a space which is somewhat limited in its use. No objection is raised to this.

As advised on site the works do not require planning permission, however listed building consent would be required unless stated above.

Please be aware that this is an informal officer opinion, which cannot prejudice any decision of the Council following the submission of a formal application.

I hope that this information is useful but if you require clarification on any of these points please feel free to contact me.

Regards

Alan Wito MSc, BSc (Hons), IHBC  
Senior Planner (Conservation)  
Regeneration and Planning  
Culture and Environment  
London Borough of Camden

Telephone: 020 7974 6392  
Web: [camden.gov.uk](http://camden.gov.uk)  
6th Floor  
Town Hall Extension (Culture and Environment)  
Argyle Street  
London WC1H 8EQ

Please consider the environment before printing this email.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e- mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.