

Delegated Report		Analysis sheet		Expiry Date:		01/08/2014	
		N/A / attached		Consultation Expiry Date:		17/7/14	
Officer				Application Number(s)			
Alan Wito				2014/3804/L			
Application Address				Drawing Numbers			
9 Eton Villas London NW3 4SX				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
External repair works, replacement of various windows, internal works, insertion of 2 conservation rooflights in side roof plane.							
Recommendation(s):		Grant					
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
				No. electronic	00		
Summary of consultation responses:		A site notice was put up outside of the property from 25/6/14 to 16/7/14 and a press notice published on 26/6/14 but no responses were received as a result of this.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

This is a Grade II listed building, which together with Nos 7 & 8 Eton Villas form a symmetrical group of 3 terraced villas, c1849, (after the style of John Nash). They are 2 storeys high with basements and attics, have stuccoed elevations and shallow pitched slated roofs. The central villa No 8 has had its roof altered, but both Nos 7 & 9 have their original roofs with distinctive gables, characteristic of Eton Conservation Area, intact.

Relevant History

Planning Permission was refused on 15/9/04 for a roof extension (ref: 2004/2973/P.

Listed building consent was granted on 15/9/04 for internal works to all floors of dwellinghouse.

Relevant policies

LDF Core Strategy and Development Policies

Policy CS14 – Promoting high quality places and conserving our heritage

Policy DP25 – Conserving Camden's heritage

Assessment

External works

A number of non original metal windows are to be replaced with new timber designs. The existing windows are not sympathetic to the appearance of the building and their replacement with sash windows or casements constitutes a significant improvement to the building's appearance.

On the west elevation non original windows and doors at basement level are to be replaced with new timber sliding doors. Given that this part of the building has been considerably altered previously the proposal in principle does not raise an objection but the detailed design features overly thick framing which contrasts with the fine detailing of the windows above. It has been agreed with the agent that this detail will be covered by condition.

On the roof two conservation rooflights are proposed. These will be near flush with the roof slope and with fine framing and detailing. Given their small size and positioning they will have a limited impact on the building's appearance.

The building has been previously poorly rendered with metal fixings which have now rusted and are causing the existing render to delaminate. The only way to overcome this is to completely strip back the façade and re-render with details to match. This is considered appropriate rather than repair the existing and similar problems will only reoccur within a short timespan.

The front entrance steps are covered with a modern finish and it is proposed to replace this with a new stone finish which will be more sympathetic to the appearance of the building.

Internal works

It is only in the attic where works are proposed. Dividing partitions are to be removed to provide a more usable space. These partitions do not appear to be original and although the space would be more open it would still be subservient in character the floors below and in keeping with the hierarchy of each level.

Recommendation

The proposed works preserve the special interest of the listed building and therefore it is recommended that consent is granted.