

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>06/01/2015</b>	
		N/A		<b>Consultation Expiry Date:</b>		18/12/14	
<b>Officer</b>				<b>Application Number(s)</b>			
Alan Wito				2014/7018/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
9 Eton Villas London NW3 4SX				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Details of design of proposed external doors shown on west elevation as required by condition 3 of listed building consent (2014/3804/L) dated 08/08/2014 for external repair works, internal works, and various alterations.							
<b>Recommendation(s):</b>		Approve					
<b>Application Type:</b>		Approval of Details (Listed Building)					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A site notice was posted on the 21/11/2014 & expired on the 12/12/2014 and a press notice was displayed in the Ham & High on the 27/11/14 allowing comment until the 18/12/14.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Eton CAAC raised no objection to the details submitted.					

## 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

Listed Building Consent was granted on 8/8/14 for external repair works, replacement of various windows, internal works, insertion of 2 conservation rooflights in side roof plane (ref: 2014/3804/L).

## Relevant policies

### LDF Core Strategy and Development Policies

Policy CS14 – Promoting high quality places and conserving our heritage

Policy DP25 – Conserving Camden’s heritage

### NPPF 2012

## Assessment

Condition 3 stated:

*“Notwithstanding the approved drawings the detailed design of the proposed external doors shown on the west elevation at basement level on drawings 1217.12b are not hereby approved. A detailed elevation of the doors at 1:10 shall be submitted to the local planning authority and be approved in writing before the relevant part of the works commence.”*

The submitted drawing now shows much thinner framing to the basement doors when compared to what was originally proposed. This sits much more comfortably on the façade where the window framing is slim. Although the doors will be in metal this is necessary as the framing would not be as thin in timber. The opening itself is non original in its proportions and as such the windows would read as an honest intervention to the building whilst respecting the key characteristics of the façade.

The special interest of the building is preserved by the proposals and it is recommended that the condition is approved.