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Planning & Heritage Statement.

14 Eton Road.

September 2017



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Project Name: 14 Eton Road

Location: 14 Eton Road, London, NW3 4SS

Client: Mr Robert Leeming

File Reference: P1411

Issue	Date	Author	Checked	Notes
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1. Introduction

This Planning and Heritage Statement has been prepared on behalf of Mr Robert Leeming in support of his application for the proposed *'demolition and erection of a single storey garden studio with green roofs, following the lowering of the existing garden level, erection of an additional 2.1m rear extension with enlarged roof terrace following the demolition and replacement of the existing external staircase and balustrade at upper-ground floor level, erection of an infill extension to the flank elevation, erection of an enclosed cycle storage area to the front elevation and new hard and soft landscaping'* at 14 Eton Road, London, NW3 4SS.

- 1.1. This application for Full Planning Permission is supported by the following documents, drawing and plans:

Application Form
Covering Letter
Location Plan
Block Plan
Existing Floor Plans and Elevations
Proposed Floor Plans and Elevations
Design and Access Statement
Construction Management Plan (CMP)
Tree Survey/ Arboricultural Statement
Basement Impact Assessment (BIA)

- 1.2. This development proposal has been carefully designed to fully accord with the relevant National and local planning policy guidance.

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2. The Site

- 2.1. The application site, 14 Eton Road, is located within close proximity to the junction with Fellows Road. The rectangular plot comprises a garden room which abuts a neighbouring property, Seaford Lodge, to its rear.

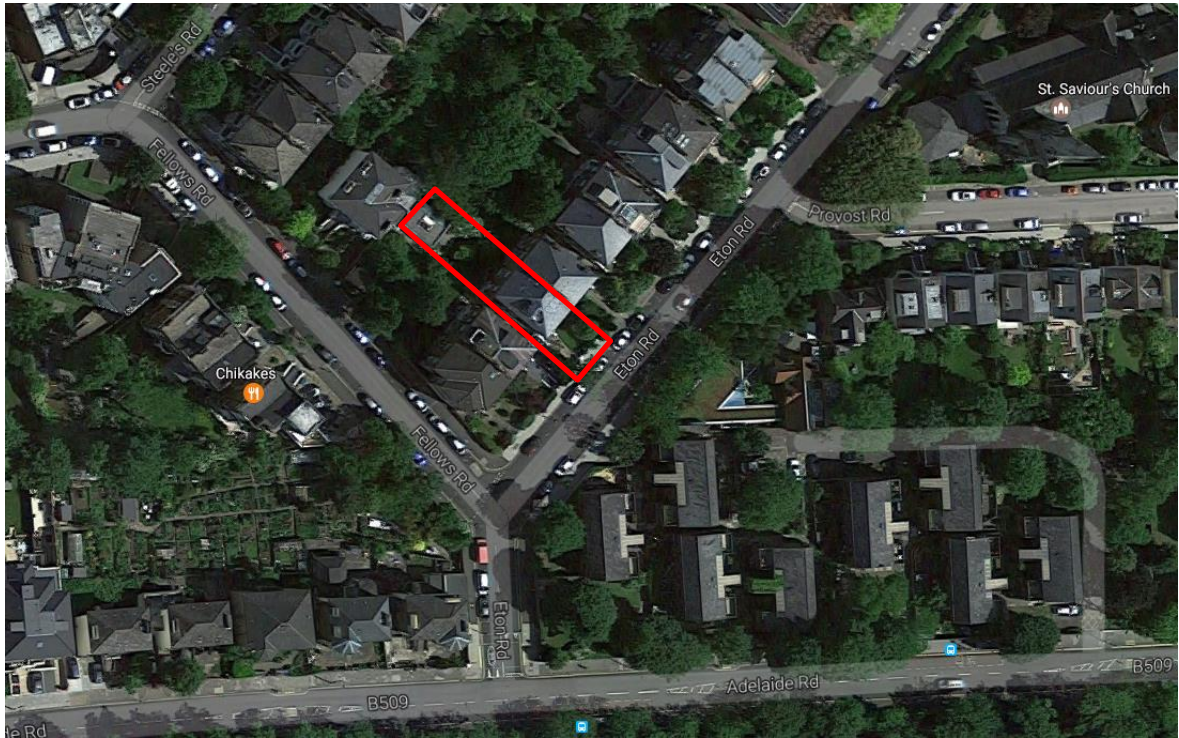


Figure 1 - Site Location

- 2.2. The site comprises a three storey with lower ground floor semi-detached dwelling (as shown in the centre of the street scene extract below). In the rear garden of 14 Eton Road is a single storey outbuilding.

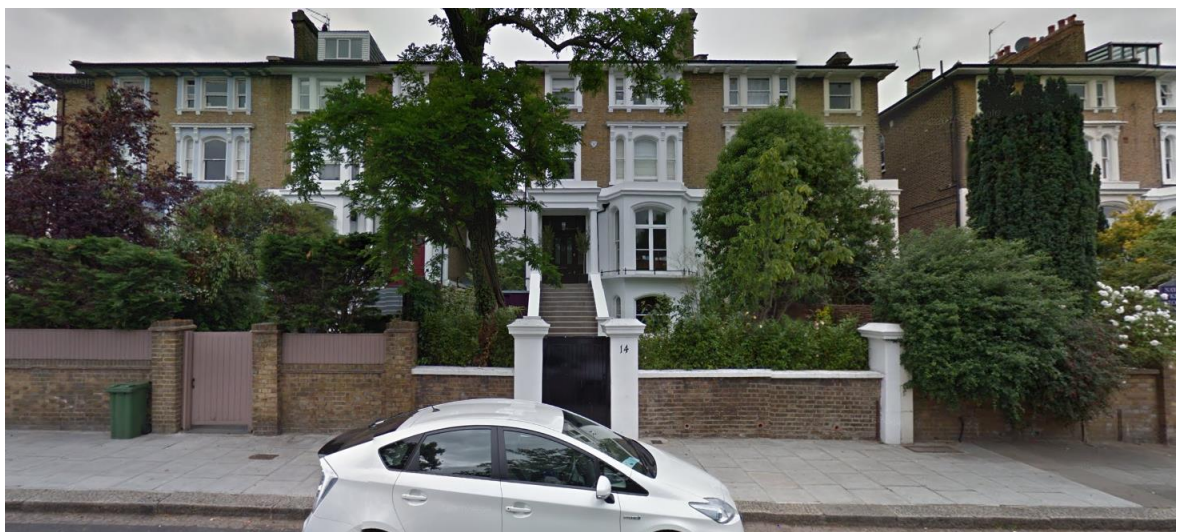


Figure 2 - Existing Street View of 14 Eton Road

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- 2.3. The surrounding area is predominately residential with similar three storey semi-detached dwellings with basements.
- 2.4. The application site is noted as a positive contributor within Eton Conservation Area.
- 2.5. No's 7-16 Eton Road have been identified as having a consistent form and mass, and therefore the Eton Conservation Area Statement seeks to retain this consistency.
- 2.6. The site and local context has fully informed the design proposals, which seek to preserve this recognised character.

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3. Planning History

3.1. The planning history for the property and site at 14 Eton Road is outlined below:

Application Ref	Description	Determination / Date
2014/2456/T	(TPO Ref: 31H) FRONT GARDEN: 1 x Robinia - Fell.	Approve Works (TPO) 12-05-2014
2013/4295/P	Conversion of two self-contained flats into one residential unit (Class C3) including alterations to main side elevation and alterations to rear (ancillary) studio building.	Granted 27-09-2013
2013/0134/P	Alterations at roof level including installation of dormer window with terrace in side roofslope and 2 x rooflights in front and rear roofslopes all in connection with existing flat (Class C3).	Granted 13-03-2013
2012/3767/P	Installation of 4 x rooflights on front roof slope, alterations to side dormer and roof terrace and erection of dormer window on rear roof slope all in connection with existing residential flat (Class C3).	Withdrawn 25-07-2012
2007/5747/T	FRONT GARDEN: 1 x Sycamore - Pollard branches on left of tree and reduce height of top of tree.	20-11-2007 No Objection to Works to Tree(s) in CA

Figure 3 - Planning History Table

Pre-Application Enquiry - 2016/6685/PRE -

3.2. Pre-Application advice was sought in relation to the *'demolition and erection of a single storey plus mezzanine garden studio with green roofs, following the lowering of the existing garden level, erection of an additional 3.0m rear extension with enlarged roof terrace following the demolition and replacement of the existing external staircase and balustrade at upper-ground floor level, erection of an infill extension to the flank elevation, erection of an enclosed cycle storage area to the front elevation and new hard and soft landscaping to the front and rear elevation at lower-ground floor level'* at 14 Eton Road.

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3.3. The response from the London Borough of Camden's Planning Officer was that:

Overall it is considered that the proposed outbuilding could be acceptable in design and appearance, subject to design changes. The infill extension to the flank elevation would be acceptable in principle and due to being slightly higher than the existing garden gate in line with planning guidance CPG 1. The rear extension may be acceptable if the proposed depth of the garden studio is reduced by omitting the overhang, otherwise the overall scheme would result in more than half the garden space being lost, if this is the case, would be overdevelopment. No objection is raised to the upper ground floor terrace providing the replacement of the external staircase would not impact with the amenities of the neighbouring property and the associated window and door of the rear extension is acceptable in design and appearance. The cycle storage area to the front elevation would need to be positioned to limit its visual impact to the front elevation.

3.4. Following the pre-application response, the design proposal has been amended accordingly, in line with the feedback from the Council's Planning Officer.

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4. The Proposal

- 4.1. This development proposal seeks planning permission for the proposed '*demolition and erection of a single storey garden studio with green roofs, following the lowering of the existing garden level, erection of an additional 2.1m rear extension with enlarged roof terrace following the demolition and replacement of the existing external staircase and balustrade at upper-ground floor level, erection of an infill extension to the flank elevation, erection of an enclosed cycle storage area to the front elevation and new hard and soft landscaping*' at 14 Eton Road, London, NW3 4SS.



Figure 4 - Existing and Proposed Front Elevation (Respectively)

- 4.2. The only proposed change to the front elevation is replacing the existing lower floor side entrance with a new timber door to match the main entrance door, with a new steel framed brick extension with a planted roof. This modest change is considered to enhance the appearance of the dwelling and reinforces the consistency in form with the neighbouring properties, with further use of the same brick colour as No's 7-16 Eton Road.
- 4.3. Additionally, as shown in Figure 2, the existing front wall with its boundary planting prevent the visibility of this lower ground floor element, which diminishes the impact to the character of the area and minimises any noticeable change to the front elevation.
- 4.4. A new bicycle store and bin store are proposed on land to the front of the property. Both of these elements have been carefully designed to reflect the character of the area, and their visibility would be obscured by the black timber cladding and planted roof to match the Garden Room. Each of these would be set to the height of the side boundary fence and would therefore not obstruct the view of the front elevation.

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Figure 5 - Existing and Proposed Rear Elevation (Respectively)

- 4.5. The proposed changes to the rear elevation predominately relate to the lower ground floor, and include new steel framed sliding double doors to the garden, and a brick finish to the walls to match the existing. The other modest proposed changes to the rear elevation are outlined clearly on the elevation plans. Overall, the proposed changes to the rear elevation are considered to uphold the character of the existing property and neighbouring dwellings. *Please refer to the proposed rear elevation for further details.*
- 4.6. The existing single storey outbuilding in the rear garden is proposed to be demolished and replaced by a single storey garden studio with green roofs, following the lowering of the existing garden level (as demonstrated in Figures 6,7 8 and 9.)

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Figure 6 – Existing Garden Site Section



Figure 7 - Proposed Garden Site Section

- 4.7. The proposed Garden Room will consist of black timber cladding and a planted wildflower sedum roof to minimise the visual impact. Furthermore, the height of the Garden Room will be mostly hidden by the existing boundary wall; to further reduce and conserve the Garden Room, planting and trellising is proposed along the boundary wall.
- 4.8. On the south-western elevation and north-eastern elevation, the windows will be set back in to the wall and will consist of dark glass for privacy (*please see figures 7 and 8*).

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Figure 8 - Proposed Garden Room (South-West Elevation)

- 4.9. A skylight is proposed on the roof of the Garden Room to allow natural light to enter the building – this however will not be visible from the garden or the street. Steel framed sliding glazed doors are proposed on the Front Elevation to sit in harmony with the proposed rear extension to the main dwelling.

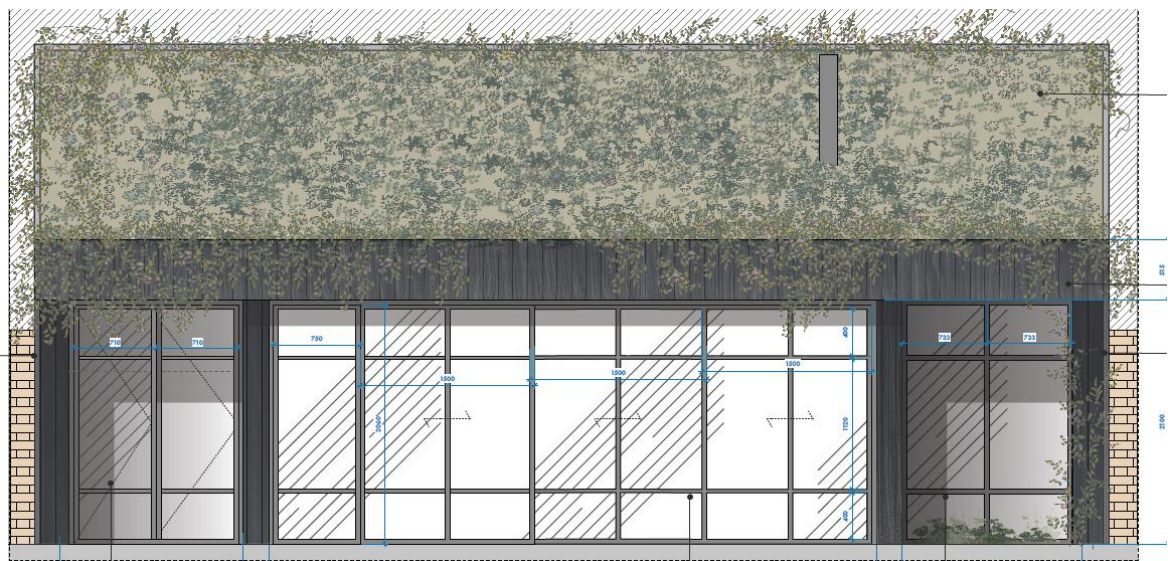


Figure 9 - Proposed Garden Room (Front Elevation)

- 4.10. It is considered that the proposed scheme has positively responded to and directly addressed the comments raised at pre-application stage from the Councils' Planning Officer.
- 4.11. The proposal has also considered carefully the objectives of National and local planning policy guidance.
- 4.12. For further details on the development proposal, please refer to the accompanying Design and Access Statement and Drawings.

5. Heritage Statement

5.1. Introduction

- 5.1.1. The application site is located within the Eton Conservation Area. As a result, this Heritage Statement examines the potential impact of the proposed development on this designated area of protection.
- 5.1.2. Legislation relating to the historic environment is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). Of particular relevance is section 72 summarised as follows:

“Concerning conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

5.2. Historic Development

5.2.1. Prior 1780 (text sourced from the Eton Conservation Area Statement)

“The land within the Eton Conservation Area was entirely within the ownership of Eton College, and had been given to the estate in 1449 by Henry VI. It was an area of farmland associated with Chalcot Farm, which can be seen as a collection of buildings on the 1745 Rocque plan and is named as ‘Chalcott’ on the 1814 Newton Plan.”

5.2.2. 1780-1840

“The potential of the land for building was first recognised in 1796 when the then college surveyors advised “a considerable part of this estate is eligibly situate for building” as a consequence of its proximity to London and the roads leading north through Hampstead (Haverstock Hill) and later the main turnpike road north (Finchley Road - completed in 1835). However, this was not acted upon for a number of years. As Nash’s Regents Park development neared completion, developers began to investigate the potential of the land to the north of Primrose Hill. Following a survey, undertaken in 1824, the area was found to be suitable for villa development. An Act of Parliament was subsequently passed in 1826 authorising the college to grant building leases.

The College again was slow to act and the land was not advertised until 1829 as being for sale in “lots of no less than half an acre for the erection of single or double detached villas”. By this time, however, building had slowed and little interest was shown other than along the Haverstock Hill frontage. It appears that Eton College Road was a service road that served villas constructed on the frontage.”

5.2.3. 1840-1870

“It was not until the 1840s, that the Provost and fellows of Eton College began to realise more fully the development potential of their land holding at Chalcot. In 1840 the college surveyor realised the mistake in the location of Eton College Road and ordered that new roads “secure double frontages as far as possible”. However, the college was not prepared to become involved in their construction, leaving this, and the form of the development, to the developers. Even though one of the college’s surveyors had drawn up a tentative plan, this was not followed up.

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Development of the area around Provost Road and Eton Road by carpenter Samuel Cuming followed after 1844 as well as his development of Adelaide Road to the south of the Conservation Area. The villas developed in the Provost triangle were smaller and accommodated fewer servants.

The larger buff brick and stucco semi detached villas, intended to attract the wealthy middle classes, had been built along parts of the southern side of Steele's Road and the detached villa on the frontage of Fellows Road (No. 2) had been built. Steele's Mews South is shown, probably serving the large villas between Steele's Road and Eton Road. The area to the north of Steele's Road with the exception of the England's Lane frontage remained undeveloped at this time."

5.2.4. 1870-1900

Individually designed detached houses with studios were built for successful artists of the time along Steele's Road and Chalcot Gardens. These houses were by father and son developers William Willett and Son who were working with architects JM Brydon (architect of Chelsea Town Hall), and Batterbury and Huxley. They represented a move away from the 1860's villa development in the area, which repeated the same house types, to more individualistic properties, mixing a variety of revivalist styles.

5.2.5. 1900 Onwards

"The area was substantially developed by the beginning of the 20th century. Post Second World War there have been a number of insertions. The vicarage at the junction of Eton Villas and Eton Road has been replaced by a synagogue and Provost Court replaces two pairs of villas on Eton Road. The school at the junction of Eton Road and Eton Villas has been replaced by a block of flats, Wellington House."

5.3. Conservation Area

- 5.3.1. The Eton Conservation Area was originally designated in December 1973. The report to the Borough's Planning and Communications Committee stated: *"The Eton Villas area is a small but complete enclave of early Victorian Villas centred around St Saviour's Church."*
- 5.3.2. The Eton Conservation Area has been subdivided into four areas which have their own particular characteristics.
- 5.3.3. The application site is located within 'Sub-area 1'. This is the largest of the sub-areas, the core of which focuses onto the Conservation Area's set piece, St Saviours Church, set in a triangular open space flanked by an almost intact group of early/mid Victorian semi-detached villas.
- 5.3.4. The pattern of development was largely complete by the time of the 1866 OS, the main road layout having been completed by around 1850.
- 5.3.5. The characteristic which unifies the Eton Road area is the broad consistency in plot size, frontage relationship and, generally, form and massing of building. There is a substantial amount of planting, but this is mainly in front gardens rather than on the streets.
- 5.3.6. Numbers 7-16 Eton Road form an imposing and consistent group villas, within a uniform rhythm of 5 couples of semi-detached, four storey properties. This consistency has fully informed the development proposal which seeks to fully retain this consistency within the street scene.

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5.3.7. This homogeneity of character and appearance is firmly established by the same colour of brick amongst all properties within No's 716 Eton Road, as well as a consistent height, scale and mass.

5.4. Proposal

5.4.1. The proposed works at 14 Eton Road are outlined within Section 4 of this Statement, and within the accompanying Design and Access Statement.

5.4.2. Fundamentally, the development proposal would result in a negligible yet positive change to the front elevation, which would enhance the appearance of the dwelling and its consistency with neighbouring properties.

5.4.3. The other notable proposed changes include the demolition of the existing garden room to be replaced by a new garden room. The commensurate scale of the new garden room with the existing demonstrates that no harm would be caused by this aspect of the proposal to the character and setting of the conservation area.

5.4.4. The quality of architecture and materials ensure the scheme would enhance the setting of the Conservation Area.

5.4.5. The proposed rear and flank extensions to the lower ground floor would be appropriately sized, would not lead to any erosion of neighbour amenity, or have any adverse impact to the character of the area.

5.4.6. Therefore the development proposal would not result in any harm to the consistency which is prevalent between No's 7-16 Eton Road. This harmony in form and massing will be fully retained.

5.5. Summary

5.5.1. In summary, the cumulative effects of the proposed works at 14 Eton Road would have a negligible yet positive impact on the character and setting of the Eton Conservation Area. The proposed works relate almost exclusively to the rear of the property, and therefore the modest change to the appearance of the front elevation would be barely visible in the public domain.

5.5.2. The proposals seek to perpetuate the positive contribution this property makes to the immediate row of properties - with which it shares a consistent appearance and form - and enhance the property's value to the designation.

5.5.3. The development proposal would preserve and enhance the character and appearance of the Eton Conservation Area by effecting visual and physical improvements to the structure and plot.

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6. Policy Overview

6.1. Introduction

6.1.1. A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development Plans, which seek to guide the decision making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, and applications for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.1.2. The relevant policies that apply to this proposal are from the London Borough of Camden Local Development Framework (Core Strategy and Development Policy documents) as adopted on 8th November 2010, The London Plan 2016 and the NPPF.

6.1.3. Legislation relating to the historic environment is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). Of particular relevance is sections 72 summarised as follows:

- *Concerning conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*

6.2. National Planning Policy Framework (NPPF)

6.2.1. Paragraph 14 promotes the presumption in favour of sustainable development and confirms that development proposals that accord with the development plan are to be approved without delay.

6.2.2. Section 7 of the NPPF (Requiring good design) attaches great importance to the design of the built environment, and confirms that good design is a key aspect of sustainable development.

6.2.3. Section 12 of the NPPF (Conserving and enhancing the historic environment) seeks to protect and preserve the setting and character of Conservation Areas, though recognises the importance for local planning authorities to identify development opportunities within such areas which represent an enhancement and improvement to the built form of the locality.

6.2.4. Paragraph 128 of the NPPF states that in determining applications, local planning authorities (LPA) should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

6.2.5. Paragraph 131 states that in determining planning applications local authorities should take account of:

- *“The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness.”*

6.2.6. Paragraph 132 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

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- 6.2.7. Paragraph 137 of the NPPF sets out that local planning authorities should look for opportunities for new development within conservation area to enhance their significance.
- 6.2.8. Paragraph 140 states that '*Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies*'.
- 6.2.9. Overall, it is strongly considered that the development proposal fully accords with the objectives and guidance of the NPPF.

6.3. National Planning Practice Guidance (NPPG)

- 6.3.1. The NPPG provides additional guidance to the NPPF.
- 6.3.2. The NPPG confirms that any decisions relating to conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (*see in particular section 72*) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.

6.4. London Plan (2016)

- 6.4.1. Policy 3.14 (Existing Housing) supports the maintenance and enhancement of the condition and quality of London's existing homes.
- 6.4.2. Policy 7.4 (Local Character) confirms that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings.
- 6.4.3. Policy 7.6 (Architecture) states that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.
- 6.4.4. Policy 7.8 (Heritage Assets and Archaeology) requires development affecting heritage assets to restore and conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 6.4.5. The relevant guidance of the London Plan has fully informed the development proposal.

6.5. Local Development Framework

Core Strategy (2011)

- 6.5.1. The relevant policies to this development proposal within the adopted Core Strategy are listed below:
- CS5 – Managing the impact of growth and development.
 - CS6 – Providing quality homes.
 - CS14 – Promoting high quality places and conserving our heritage.

Development Policies (2011)

- 6.5.2. The relevant adopted Development Policies are also listed:

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- DP20 – Movement of goods and materials
- DP22 - Promoting sustainable design and construction
- DP24 – Securing high quality design
- DP25 - Conserving Camden’s heritage
- DP26 - Managing the impact of development on occupiers and neighbours
- DP27 – Basement and Lightwells
- DP28 – Noise and Vibration

6.6. Supplementary Planning Guidance

6.6.1. Relevant supplementary planning guidance includes:

- CPG 1 – Design
- CPG 4 – Basement and lightwells
- CPG 6 – Amenity

6.7. National Housing Standards (DCLG)

6.7.1. In March 2015, the Department for Communities and Local Government published the Technical housing standards – nationally described space standard document, which sets out the minimum space standards for residential development. The scheme has been carefully designed to fully comply with this guidance.

6.8. Other Relevant Guidance

6.8.1. Also of relevance is English Heritage’s 2008 document Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment, 2008. At paragraph 140, p.59, this states that “*The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they or their settings present no opportunities for change*”.

7. Planning Appraisal

7.1. Introduction

7.1.1. The principal issues in relation to this proposal are as follows:

Principle of Development
Design, Form and Appearance
Heritage
Demolition/Excavation/Construction Works
Residential Amenity
Trees / Landscaping

7.2. Principle of Development

7.2.1. This application seeks planning permission for the proposed '*demolition and erection of a single storey garden studio with green roofs, following the lowering of the existing garden level, erection of an additional 2.1m rear extension with enlarged roof terrace following the demolition and replacement of the existing external staircase and balustrade at upper-ground floor level, erection of an infill extension to the flank elevation, erection of an enclosed cycle storage area to the front elevation and new hard and soft landscaping*' at 14 Eton Road, London, NW3 4SS.

7.2.2. The principle of development to restore and refurbish an existing dwelling to enhance its living environment and appearance fully accords with National, regional (the London Plan) and local planning policy guidance.

7.2.3. The National Planning Policy Framework emphasises a presumption in favour of sustainable development i.e. defined by the document as '*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*'.

7.2.4. Paragraph 137 sets out that local planning authorities should look for opportunities for new development within conservation areas to enhance their significance.

7.2.5. Therefore, principle of the proposed development to enhance and preserve the character and appearance of the Eton Conservation Area by effecting visual and physical improvements to the structure and plot is considered to be acceptable.

7.3. Design, Form and Appearance

7.3.1. Policy DP22 (Promoting sustainable design and construction) requires new development to incorporate sustainable design and construction measures. The proposed lower ground floor flank extension, and the proposed garden room would both comprise a wildflower sedum planted roof. These sedum roofs will enhance local biodiversity, reduce surface run-off and promote sustainability.

7.3.2. The high quality design demonstrated by the development proposal complies fully with the guidance of Policy DP24 (Securing high quality design).

7.3.3. Camden Planning Guidance 1 (CPG 1) 'Design' seeks excellence in design, and expects new development to consider the context of a development site and materials used.

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- 7.3.4. The proposed development has been carefully designed to accord with this guidance, and has fully considered the local context (within the Eton Conservation Area) and the prominent local brick colour.
- 7.3.5. The proposed development would result in no change to the existing front elevation at 14 Eton Road, and therefore the consistency between No's 7-16 Eton Road within the Eton Conservation Area will be retained.
- 7.3.6. The development proposal has fully considered the guidance of Policy CS14 (Promoting high quality places and conserving our heritage) of the Core Strategy which seeks to preserve and enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

7.4. Heritage

- 7.4.1. Policy DP25 (Conserving Camden's heritage) confirms that the Council will take account of conservation area statements when assessing applications within conservation areas, and only permit development within conservation areas that preserves and enhances the character and appearance of the area.
- 7.4.2. The application site, 14 Eton Road, is located within the Eton Conservation Area, and is recognised as being part of a row of properties (No's 7-16 Eton Road) which are consistent in form and mass.
- 7.4.3. These properties are presented as 5 couples of semi-detached, four storey dwellings, which share a consistent height, mass and brick colour.
- 7.4.4. This development proposal has sought to preserve the homogeneity of these properties. The only negligible change to the front elevation is to replace the existing lower ground floor side gate with a new timber door which matches the main front entrance, and associated brick around its frame. The brick colour selected is the same colour of brick within the row of properties – No's 7-16 Eton Road. Therefore, it is strongly considered that the proposed scheme would enhance the consistency and harmony of these properties.
- 7.4.5. The proposed scheme has been fully informed by the relevant National and local planning policy guidance on the preservation of heritage assets.
- 7.4.6. The proposals seek to perpetuate the positive contribution this property makes to the immediate row of properties - with which it shares a consistent appearance and form - and enhance the property's value to the designation.
- 7.4.7. Paragraph 137 of the NPPF outlines that local planning authorities should look for opportunities for new development within conservation areas to enhance their significance.
- 7.4.8. The development proposal would preserve and enhance the character and appearance of the Eton Conservation Area by effecting visual and physical improvements to the structure and plot.

7.5. Demolition/Excavation/Construction Works

- 7.5.1. The proposed scheme includes the *demolition and erection of a single storey garden studio with green roofs, following the lowering of the existing garden level, erection of an additional 2.1m rear extension with enlarged roof terrace following the demolition and replacement of the existing external staircase and balustrade at upper-ground floor level, erection of an infill extension to the flank elevation, erection of an enclosed cycle storage area to the front elevation and new hard and soft landscaping*'.

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- 7.5.2. Policy DP20 (Movement of goods and materials) provides specific guidance on the Council's preferred methods of transporting goods or materials which relate to a development, and the importance of minimising the disruption for local communities through effective management.
- 7.5.3. The proposed development has been fully informed by the guidance of Local Development Framework Policies DP27 (Basement and Lightwells) and DP28 (Noise and Vibration), and supplementary planning guidance within CPG 4 (Basements and Lightwells).
- 7.5.4. The accompanying Construction Method Statement (CMS) and Construction Traffic Management Plan (CTMP) outline how the proposed development will be managed carefully, respectfully and effectively, with fully regard to the amenity of neighbours.

7.6. Residential Amenity

- 7.6.1. Policy DP26 (Managing the impact of development on occupiers and neighbours) confirms that the Council will only grant planning permission for applications which do not cause harm to neighbour amenity.
- 7.6.2. Supplementary planning guidance is set out within CPG 6 (Amenity) which reaffirms the Council's requirements for new development to respect and protect neighbour amenity.
- 7.6.3. The proposed development has been designed sensitively to ensure neighbour amenity would not be harmed or eroded, in line with this local planning policy guidance.

7.7. Trees / Landscaping

- 7.7.1. The existing small domestic trees which would be felled as part of the proposal do not make any contribution to the character of the Eton Conservation Area and therefore their removal should be considered acceptable.
- 7.7.2. Additionally, the loss of these trees would be mitigated by the additional species which would be planted in the rear garden.
- 7.7.3. For further details on trees, please refer to the accompanying Arboricultural Statement.

8. Conclusions

- 8.1. This Planning and Heritage Statement has been prepared on behalf of Mr Robert Leeming in support of their application for the proposed '*demolition and erection of a single storey garden studio with green roofs, following the lowering of the existing garden level, erection of an additional 2.1m rear extension with enlarged roof terrace following the demolition and replacement of the existing external staircase and balustrade at upper-ground floor level, erection of an infill extension to the flank elevation, erection of an enclosed cycle storage area to the front elevation and new hard and soft landscaping*' at 14 Eton Road, London, NW3 4SS.
- 8.2. The proposed amendments to 14 Eton Road have been carefully designed to enhance the appearance of the dwelling, and to preserve the consistency between No's 7-16 Eton Road, within the Eton Conservation Area.
- 8.3. The development proposal fully complies with the relevant policy guidance within the NPPF, PPG, and the Development Plan.
- 8.4. Furthermore, this application for Full Planning Permission has been amended accordingly, in line with the feedback from the Council's Planning Officer during the Pre-Application discussions.
- 8.5. Therefore, this application should be determined within the context of the presumption in favour of sustainable development, and should be approved without delay.