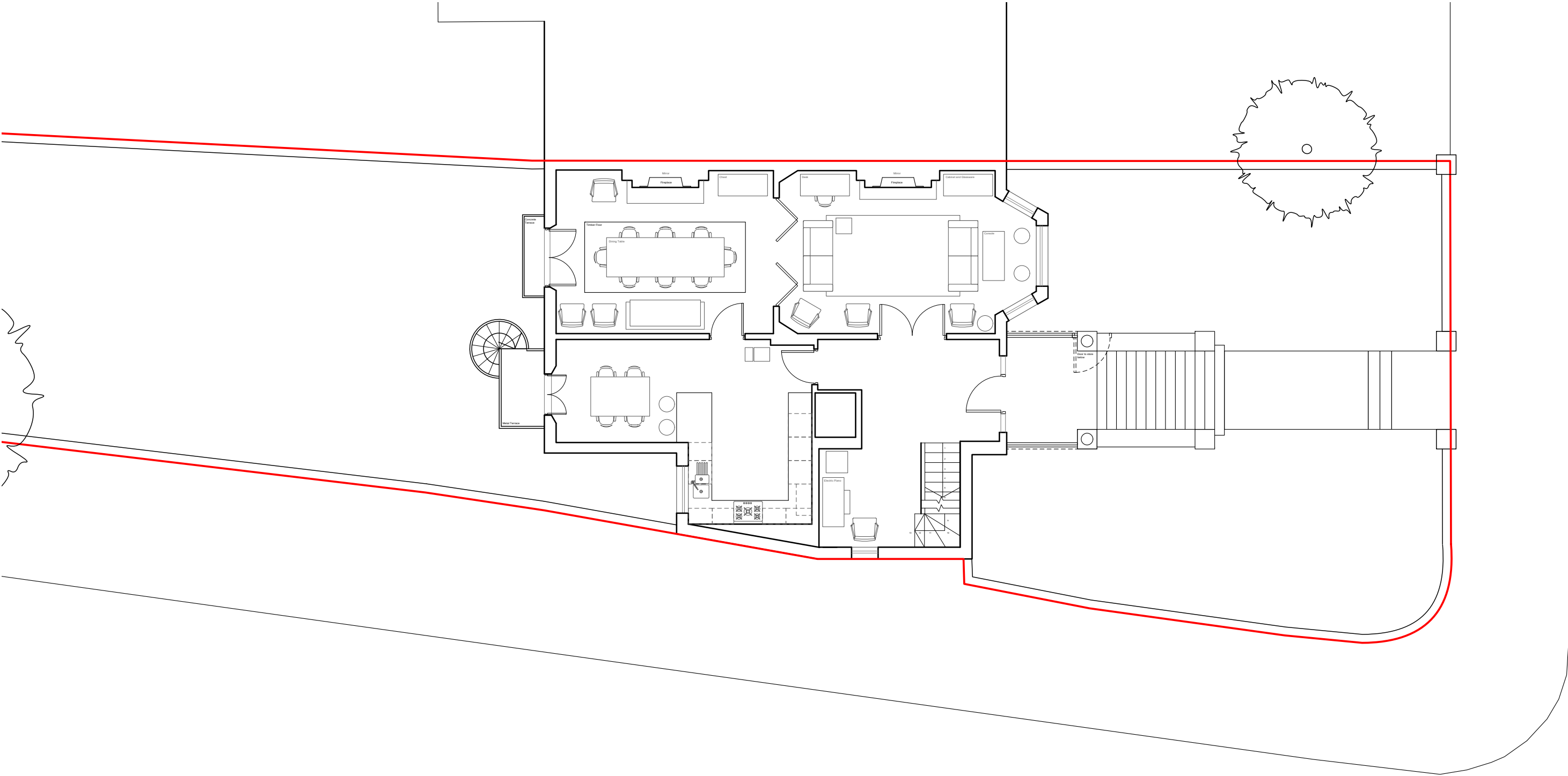
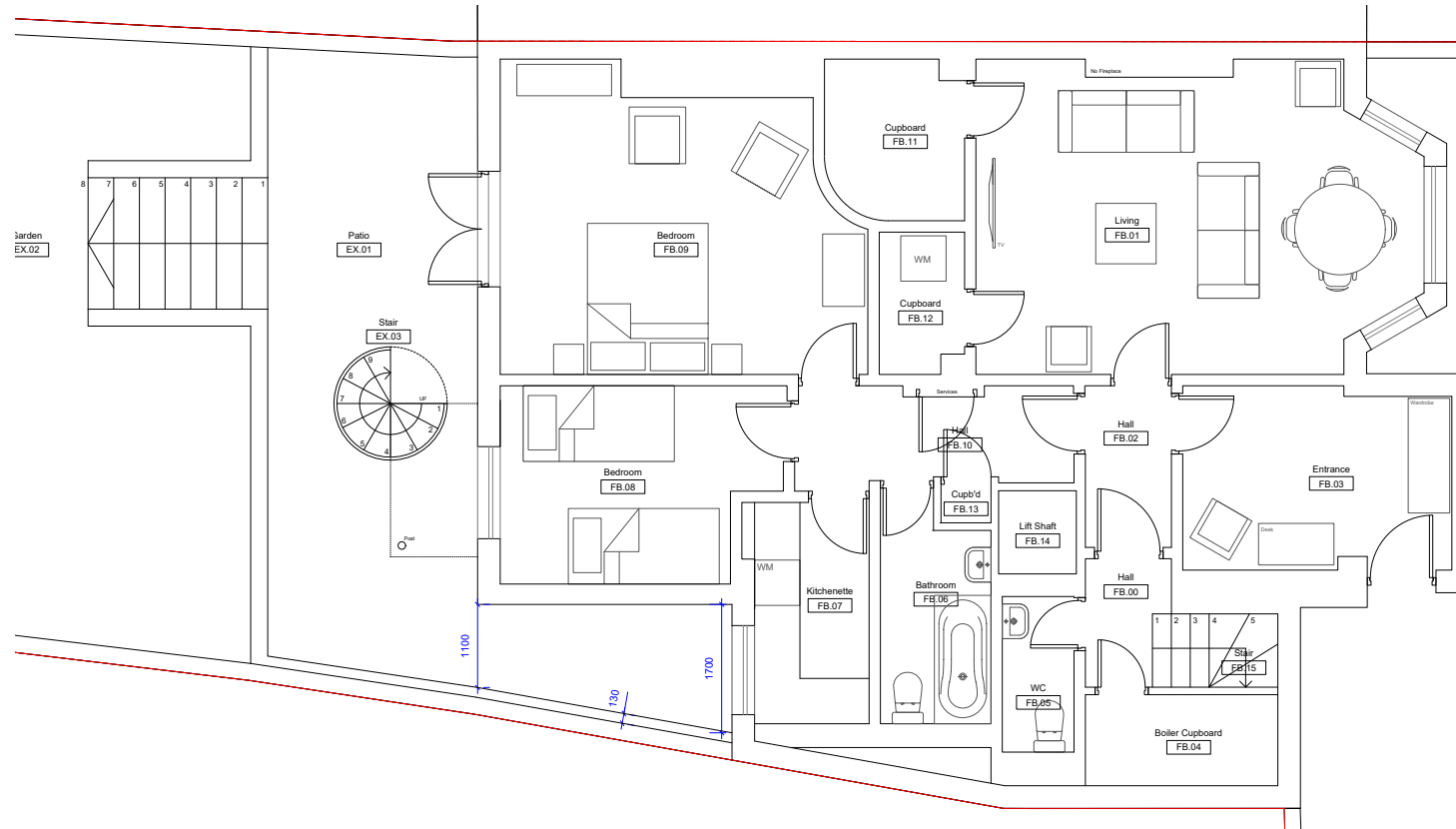


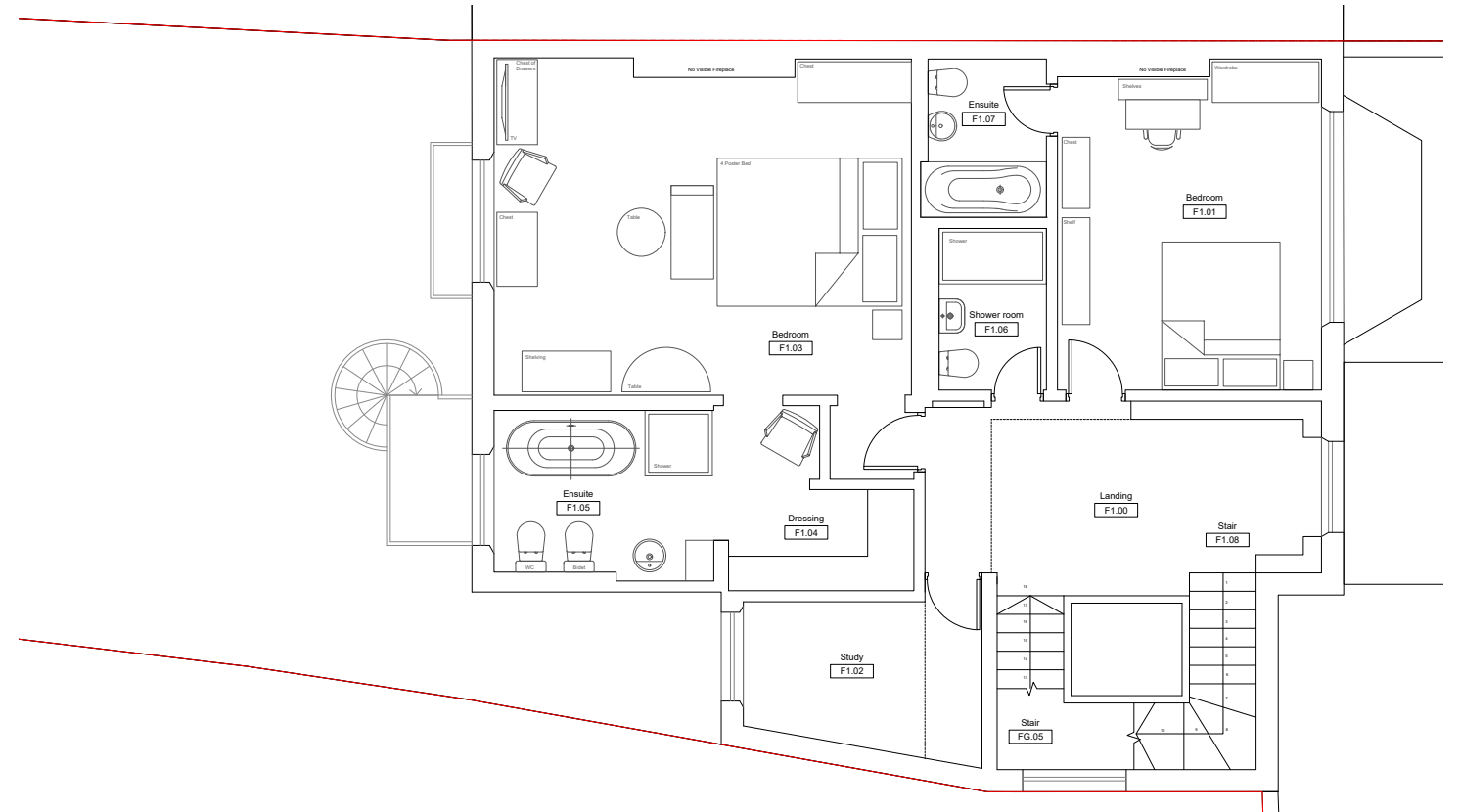
1.10 Existing Upper Ground Floor Plan



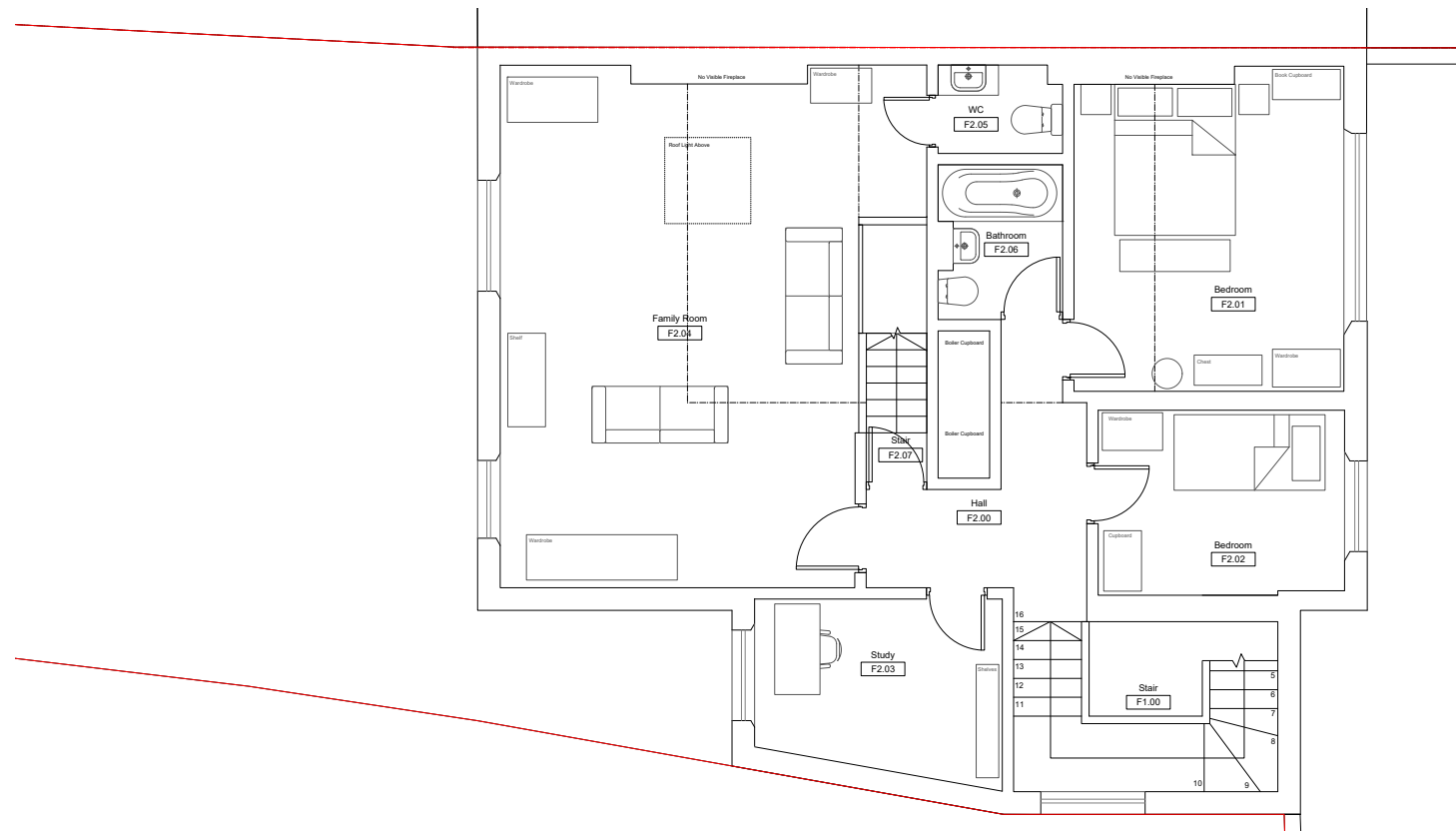
1.11 Existing Floor Plans



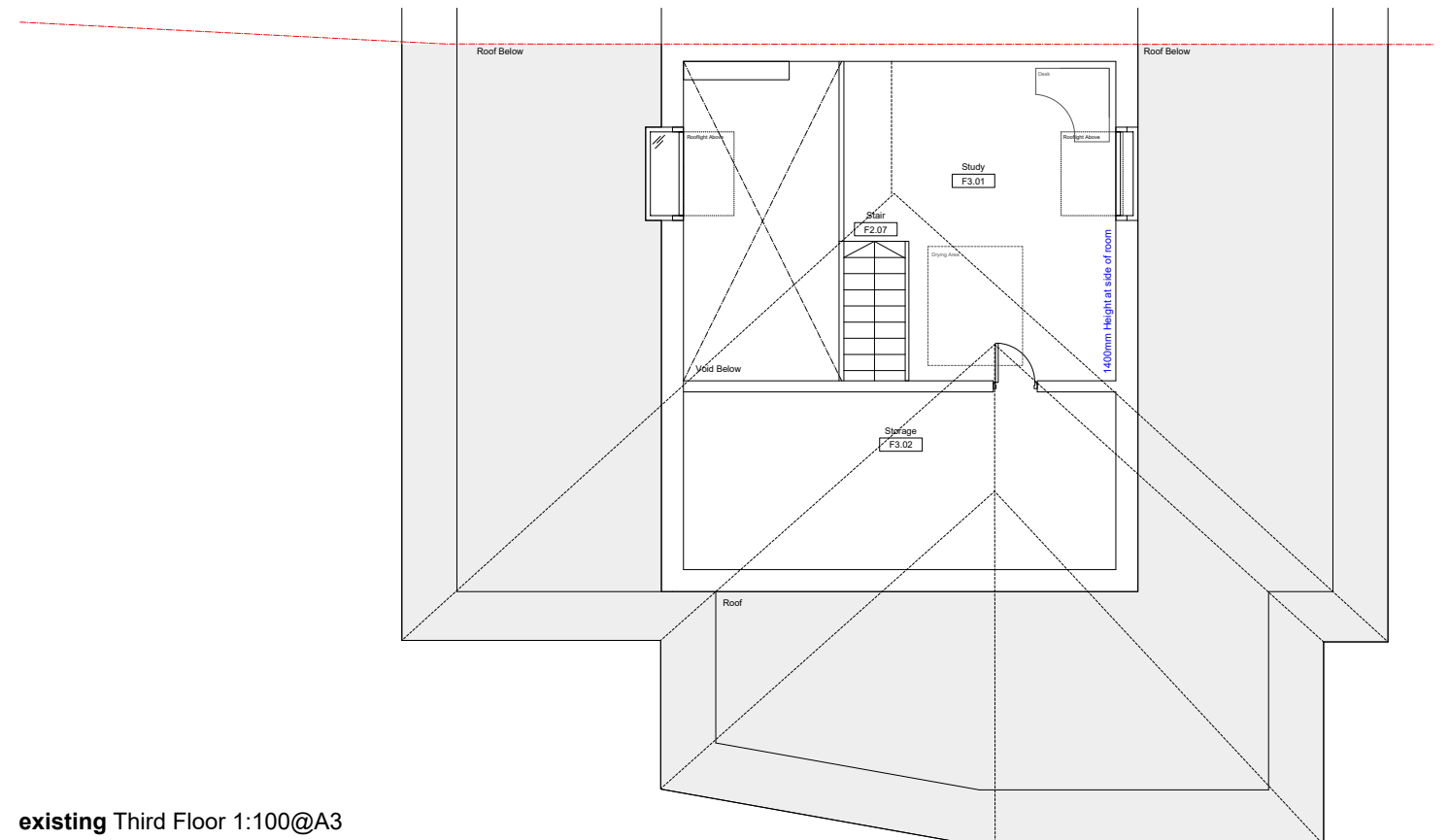
existing Lower Ground Floor 1:100@A3



existing First Floor 1:100@A3



existing Second Floor 1:100@A3



existing Third Floor 1:100@A3



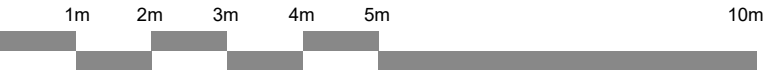
1.12 Existing Front and Rear Elevations

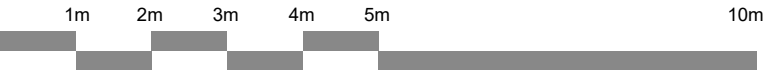
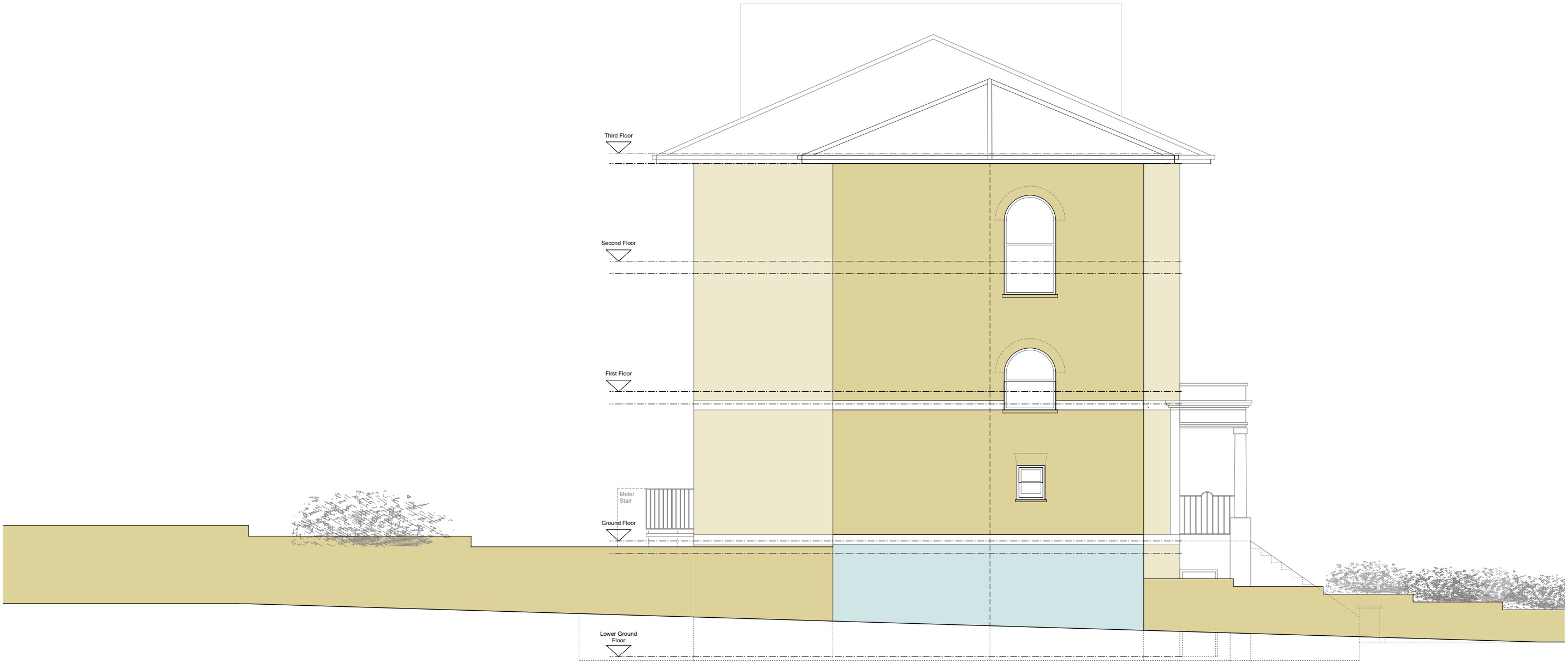


existing Front Elevation 1:100@A3



existing Rear Elevation 1:100@A3





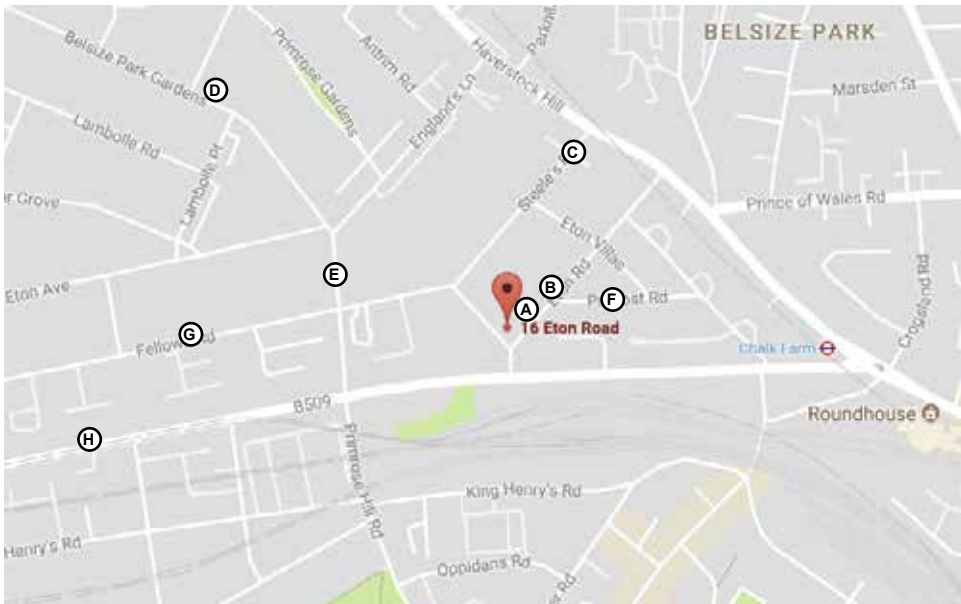
1.20 Surrounding Area Photographs



A Eton Road [Eton Road Conservation Area]



B Eton Road [Eton Road Conservation Area]



C Steeles Road [Eton Road Conservation Area]



D Belsized Park Gardens



E Primerose Hill Road



F Provost Road [Eton Road Conservation Area]



G Fellows Road



H Adelaide Road

2.00 Eton Conservation Area



Eton Conservation Area Map (Image taken from the Eton Conservation Area Appraisal)

Character and Appearance of the Area

The Eton Conservation Area has been divided into four areas which have their own particular characteristics. These areas are:

Sub-area 1 Eton Villas, Eton Road, Eton College Road and Provost Road Steele's Road (west side), Fellows Road (part of east side only)

Sub-area 2 England's Lane (part of south side), and Chalcot Gardens

Sub-area 3 Wychcombe Villas and Steele's Studios

Sub-area 4 Haverstock Hill (west), Steele's Mews North, Steele's Mews South.

This sub-division in part reflects the original sequence of designation as a Conservation Area which appears to be based on areas with identifiable character. Apart from some notable 20th century replacement buildings it also has a historical basis with each area having broadly developed at a similar time. The process of extension has lead to an area displaying greater diversity, albeit one which was largely developed in its current form in the middle and later part of the 19th century.

The character and appearance of sub area 1: Eton Villas, Eton Road, Provost Road. Steele's Road (western side), Fellows Road (part of east side only)

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.

The pattern of development was largely complete by the time of the 1866 OS, the main road layout having been completed by around 1850.

Eton Road

The north-west frontage to Eton Road also comprises semi-detached villas and although of a similar (but perhaps slightly later) period to the main group (they appear on the 1866 survey), are unlisted. These are substantial properties on four floors. They are faced in stucco at lower ground and ground floor level (with projecting porches supported by ionic columns) with yellow stock brick used on the upper floors.

Text above taken from the Eton Conservation Area Appraisal

3.00 Planning History: 16 Eton Road



The property has three applications listed within its history (excluding works to trees):

Application Number: PE9900886
Date: 8-11-1999
Decision: Grant Full Planning Permission (Condit.)
Details:
Alteration from window to French doors at upper rear ground floor level together with the erection of a spiral case linking the ground floor and lower ground floor garden.

Application Number: 9005058
Date: 23-01-1990
Decision: Grant Full or Outline Perm. with Condit.
Details:
Erection of side extension to replace existing staircase enclosure and reinstatement of elevational details in relation to works to use the property as a single family dwelling.

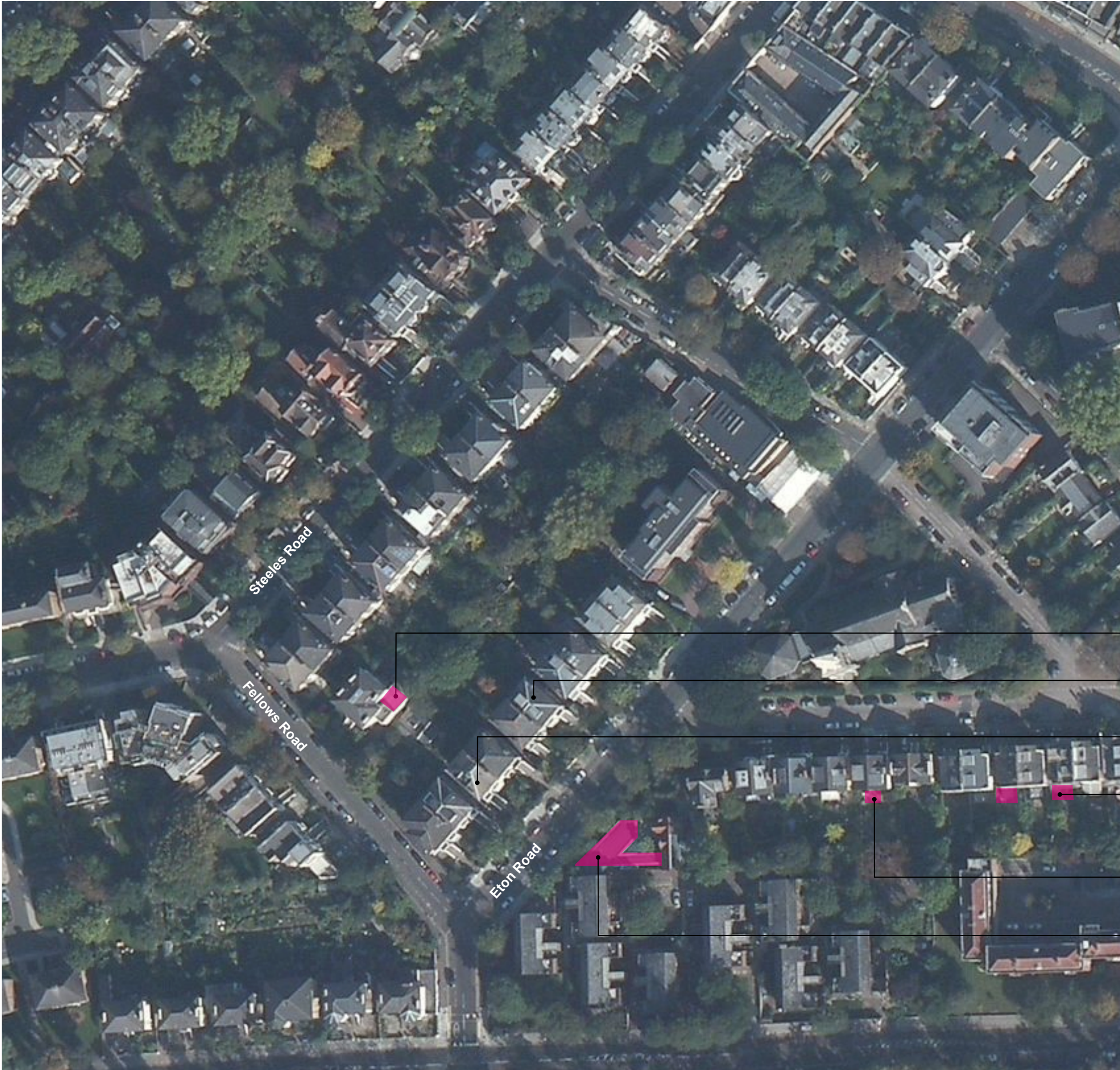
Application Number: 9070807
Date: 23-01-1990
Decision: Grant List.Build. or Cons.Area Consent
Details:
To demolish within a conservation area an external staircase curtain wall enclosure

Application Number: CTP/H9/3/1/17301
Date: 14/02/1974
Decision: Refused
Details:
Erection of roof addition to provide an attic flat at 16 Eton Road.

Application Number: CTP/H9/3/1/504
Date: 13/07/1965
Decision: Granted
Details:
Conversion of 16 Eton Road, Camden, into four self contained flats and the erection of a new external staircase.

Existing Building with the Dormer Window at 14 Eton Road clearly visible.

3.01 Planning Precedents: Eton Conservation Area: Contemporary Extensions



The diagram to the left outlines a number of contemporary extensions which have been recently approved all of which fall within the Eton Conservation Area.

KEY PLANNING PRECEDENTS

- Address:** 14 Eton Road

Application Number: 2013/0134/P

Date: 13/03/2013

Decision: Granted

Details: Alterations at roof level including installation of dormer window with terrace in side roof slope and 2 x roof lights in front and rear roof slopes all in connection with existing flat (Class C3).
- Address:** 10 Eton Road

Application Number: 2004/2894/P

Date: 27/08/2004

Decision: Granted

Details: Erection of a single storey rear extension with roof terrace above, installation of a rear dormer with terrace and front dormer with alterations to the rear and side fenestration.
- 2 Fellows Road - App: 2016/0060/P - Granted 2016
- 10 Eton Road - App: 2004/2894/P - Granted 2004
- 14 Eton Road - App: 2013/4295/P - Granted 2013
- 10 Provost Road - App: 2016/6486/P - Granted 2017
- 12 Provost Road - App: 2012/3933/L - Granted 2012
- 16 Provost Road - App: 2013/5737/P - Granted 2013
- 21 Provost Road - App: 2004/4290/P - Granted 2004

3.02 Planning Precedents: Eton Conservation Area: Contemporary Extensions



Contemporary extension opposite 16 Eton Road within the Eton Road Conservation Area



Contemporary Dormer Extensions on Eton Road



Traditional and Contemporary Juxta Position within the Eton Road Building Pattern



Contemporary proposals within the pattern of the Conservation Area



14 Eton Road - Dormer and Solar Panels - Large perceived contemporary mass



Glazed Dormer Extensions within the Eton Road Conservation Area

3.02 Pre-Application Advice

Pre-Application Written Advice was applied for on the 02/11/2017 for the following proposals;

- contemporary rear extension
- widened contemporary rear terrace
- replacement of existing windows to match with double glazed timber windows
- replacement of existing rooflights
- handrails to the entrance steps
- creation of a new dormer window and roof terrace at third floor

Feedback Date: 14/12/2017
Feedback Reference: 2017/6192/PRE

For this planning application only the feedback in relation to the proposed two storey extension is relevant - see adjacent text for written feedback in blue and design explanation noted in black.

Written Pre-Application Feedback in response to the two storey extension and notes on each of the points raised in bold in black.

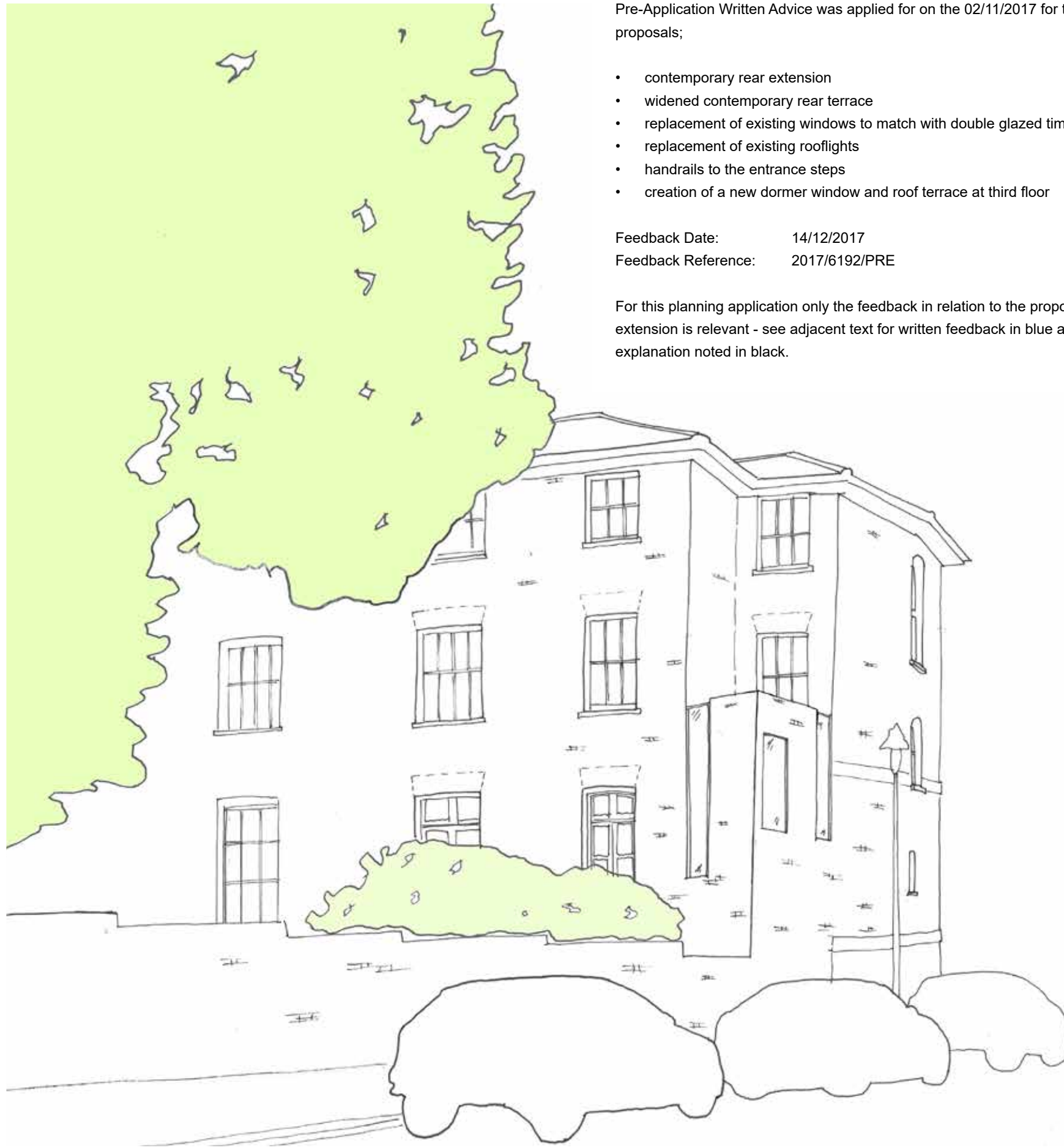
Erection of two storey side extension

The two storey side/ rear infill element would take on a contemporary form which would boldly contrast with the Victorian host property and its more recent but traditional and sensitive side extension. Whilst the form of the side/ rear elevation is not original, the extension would nevertheless infill a prominent part of the building which would interrupt the pattern of development along the building group which demonstrates no extensions above lower ground floor level. This element would therefore not be supported.

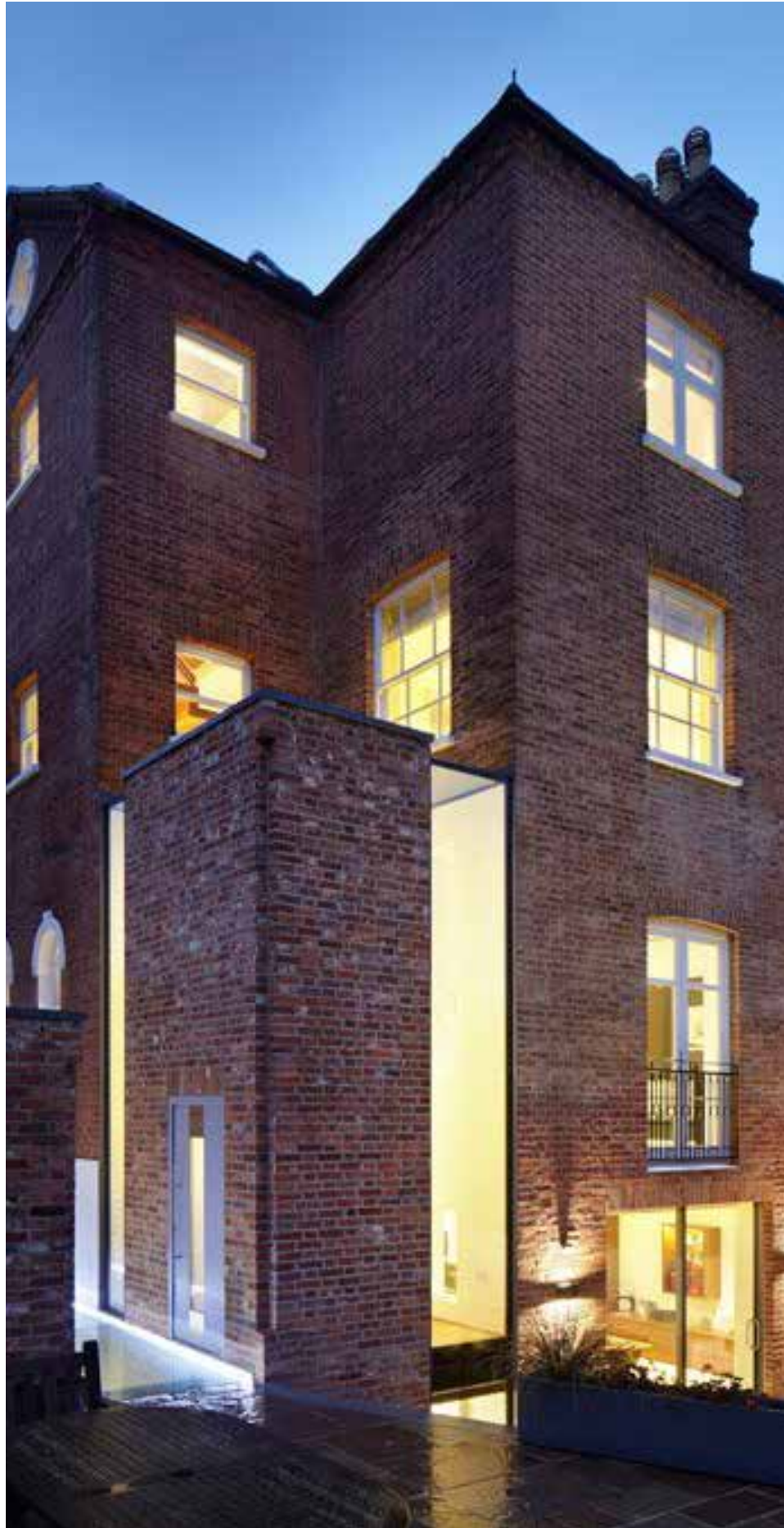
The very nature of the plot at 16 Eton Road already containing a 1990's 4 storey extension, be it pastiche and a poorly executed one, gives precedent for an extension above Lower Ground Floor level. The plot, located on a corner, makes way for a different situation from the rest of the pattern of development along the building group, making the proposed extension acceptable.

The fenestration of the side elevation which abuts Fellows Road would consist of a narrow slit window that would wrap up the side and over the roof, and a rectangular punched opening that would not have the traditional finish evident on other windows. Alterations to the detailed design; however, would not overcome the in principle objection to an extension in this location.

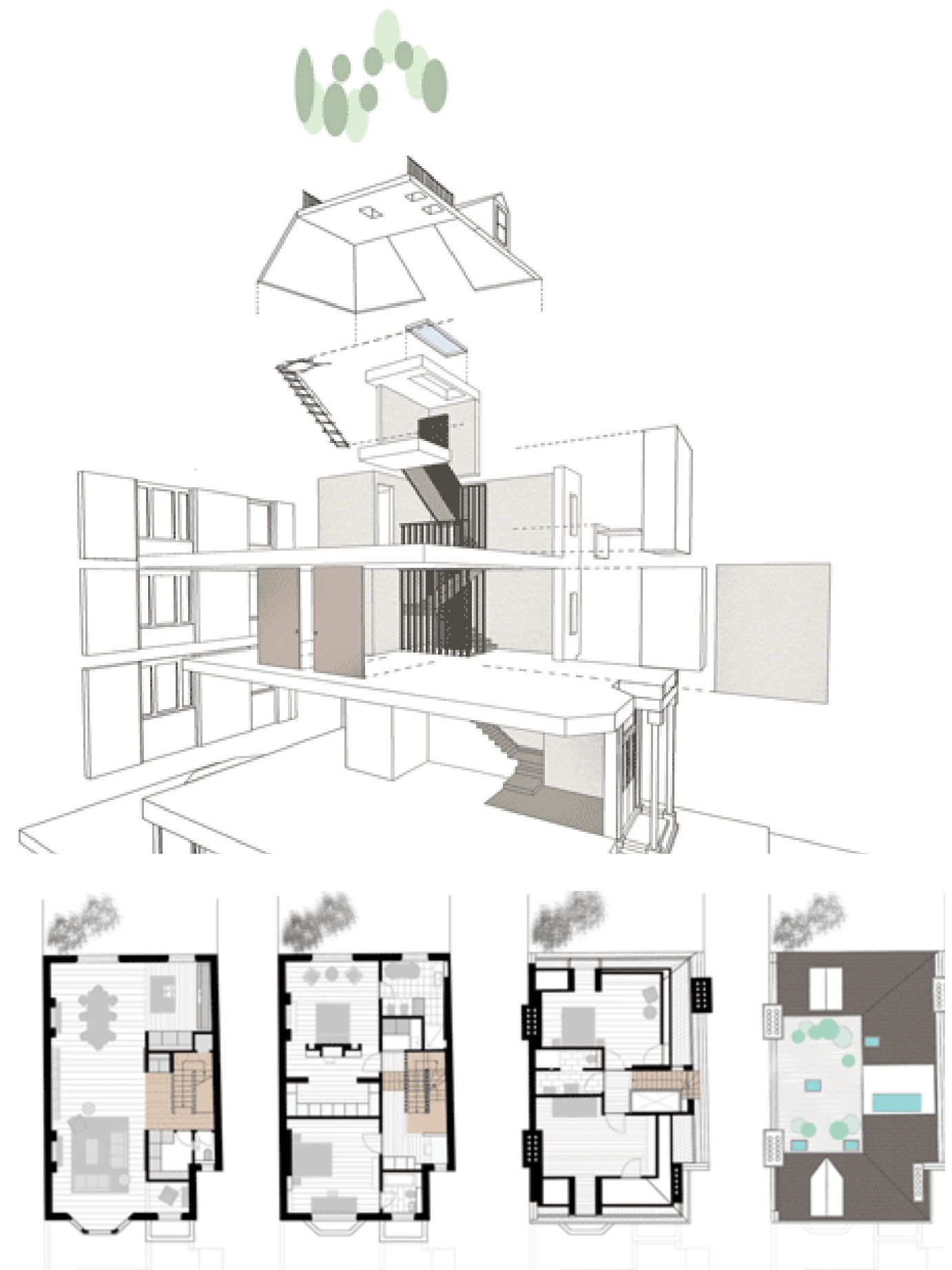
The proposed design takes reference from the existing building, including replicating window proportions and drawing reference lines. It has been designed as a sensitive yet contemporary extension for modern day family life, rather than a pastiche design.



4.00 Design Precedents: Extensions



4.10 Design Precedents: Victorian Town House Alterations







5.00 Design Proposals - Overview



The proposal seeks to create a 21st century family home, respecting both the building and the wider conservation area's heritage, yet creating spaces for modern day family living.

The extension will create a beautiful but respectful contemporary addition to 16 Eton Road. Through the infill of the corner space, which is currently a neglected part of the garden, it will create a large living, kitchen and dining room to help form the heart of the house.

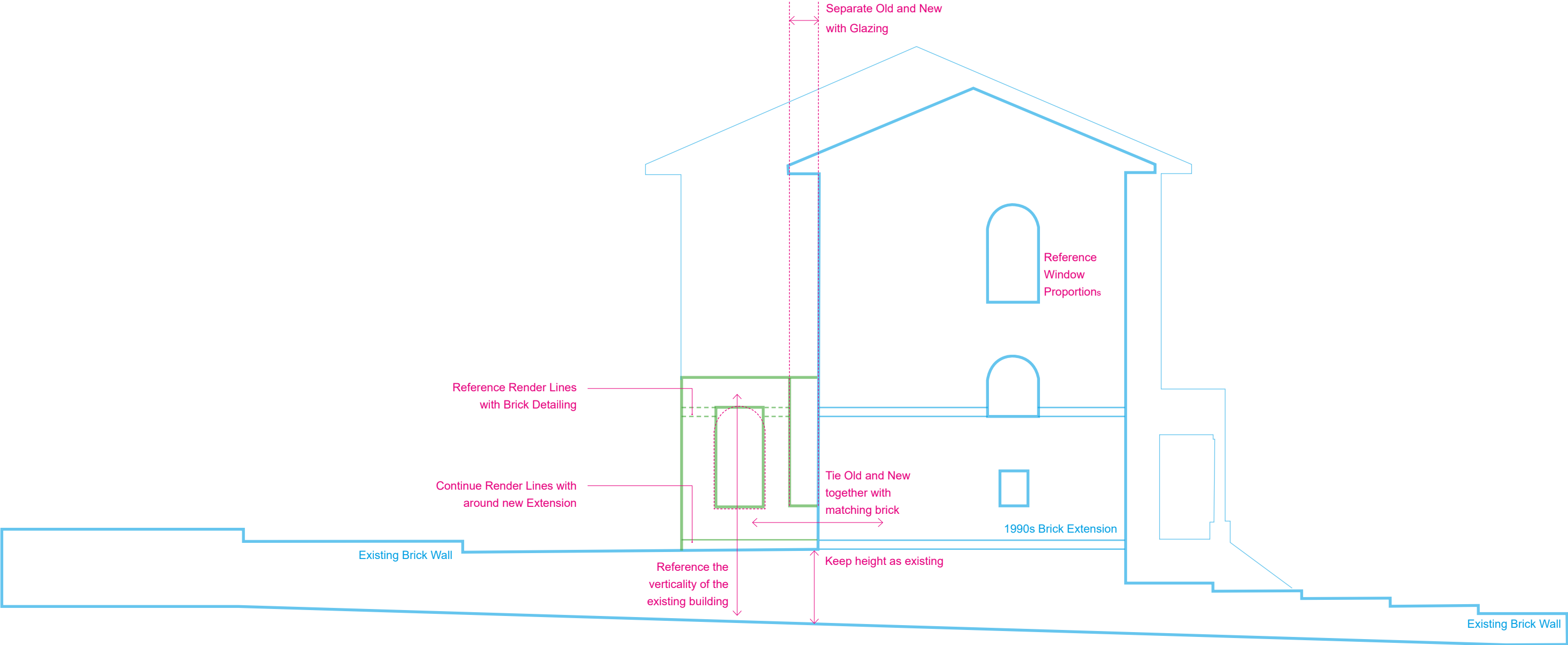
The proposal references the verticality of the original house, using matching brickwork to seamlessly tie in the contrasting contemporary form. This is further aided through the referencing of existing window proportions and render lines. Glass strip windows will separate the old and the new.

NOTE

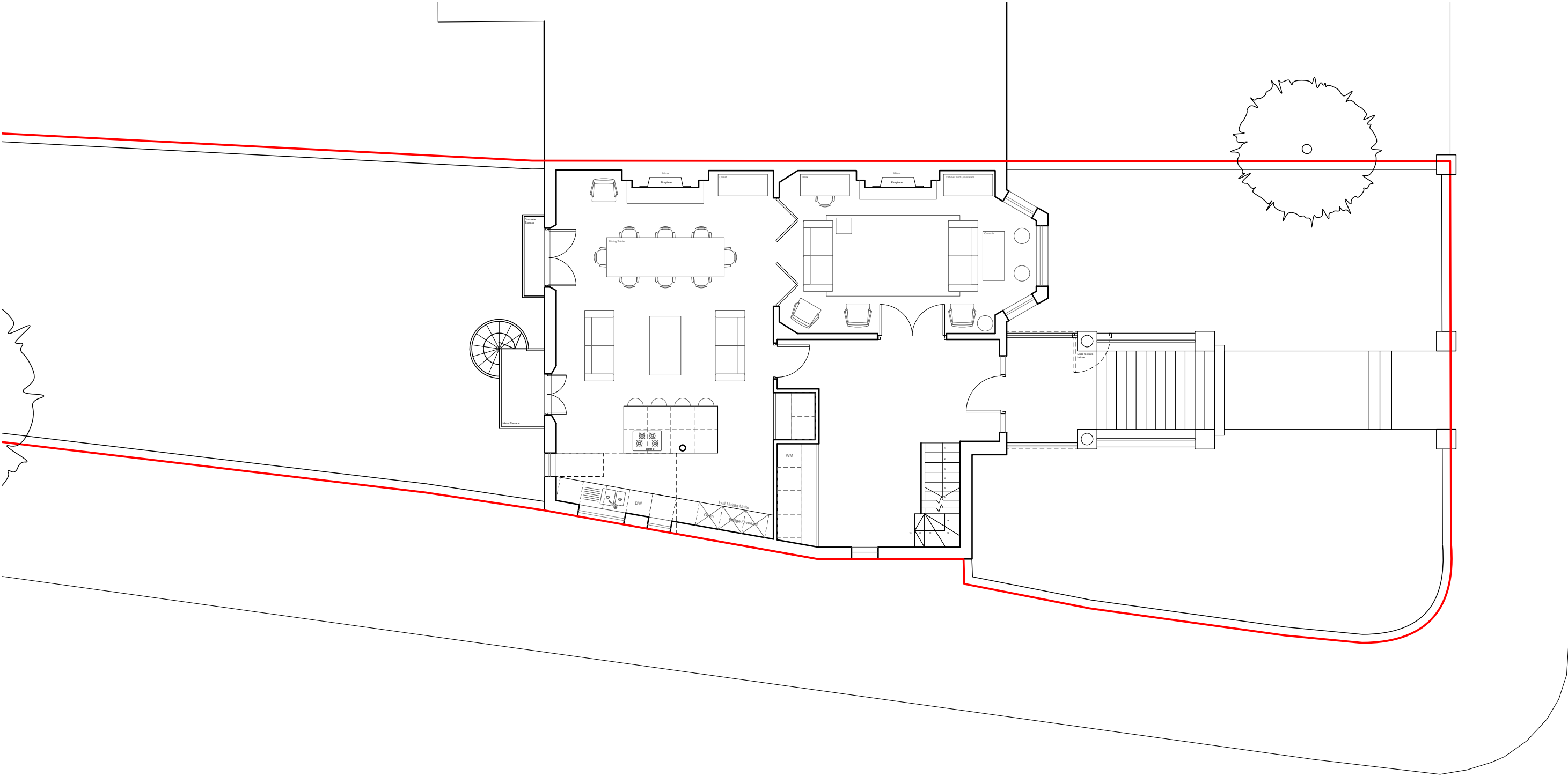
See Chapter 5.20 for an analysis of the proposals within the context of the Eton Conservation Area guidelines.

5.01 Design Principles

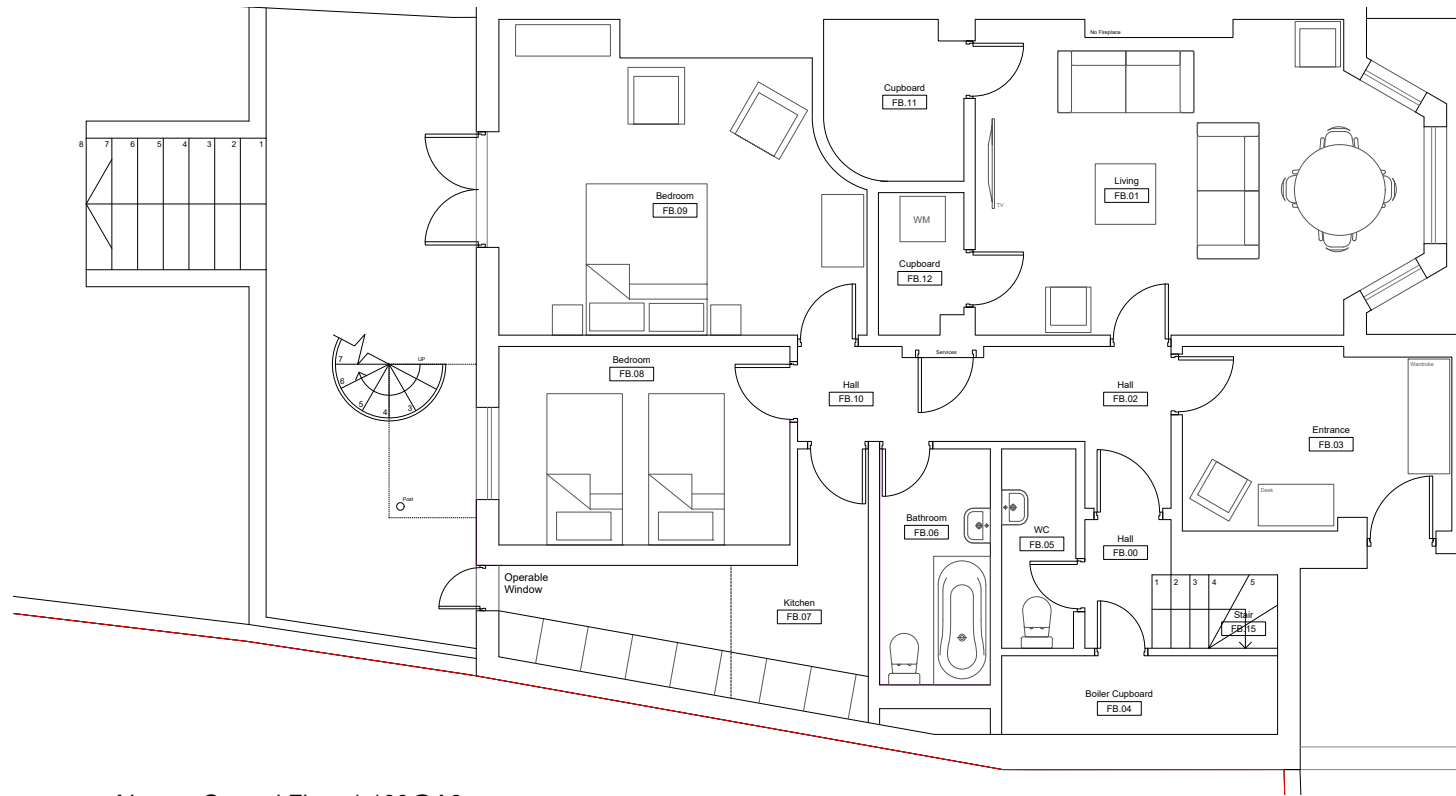
The diagram below sets out the key design principles for the extension. These have been explored using the Fellow’s Road Elevation.



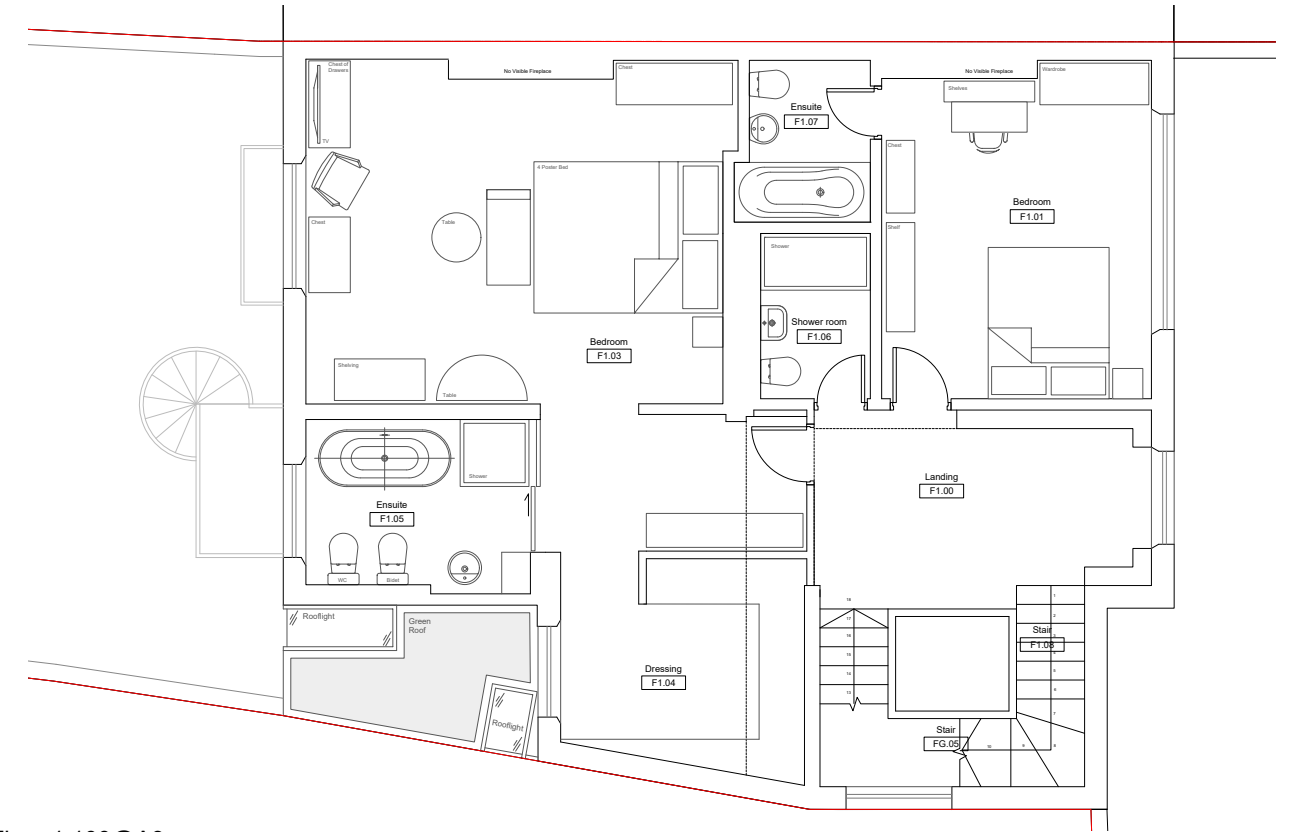
5.10 Proposed Upper Ground Floor Plan



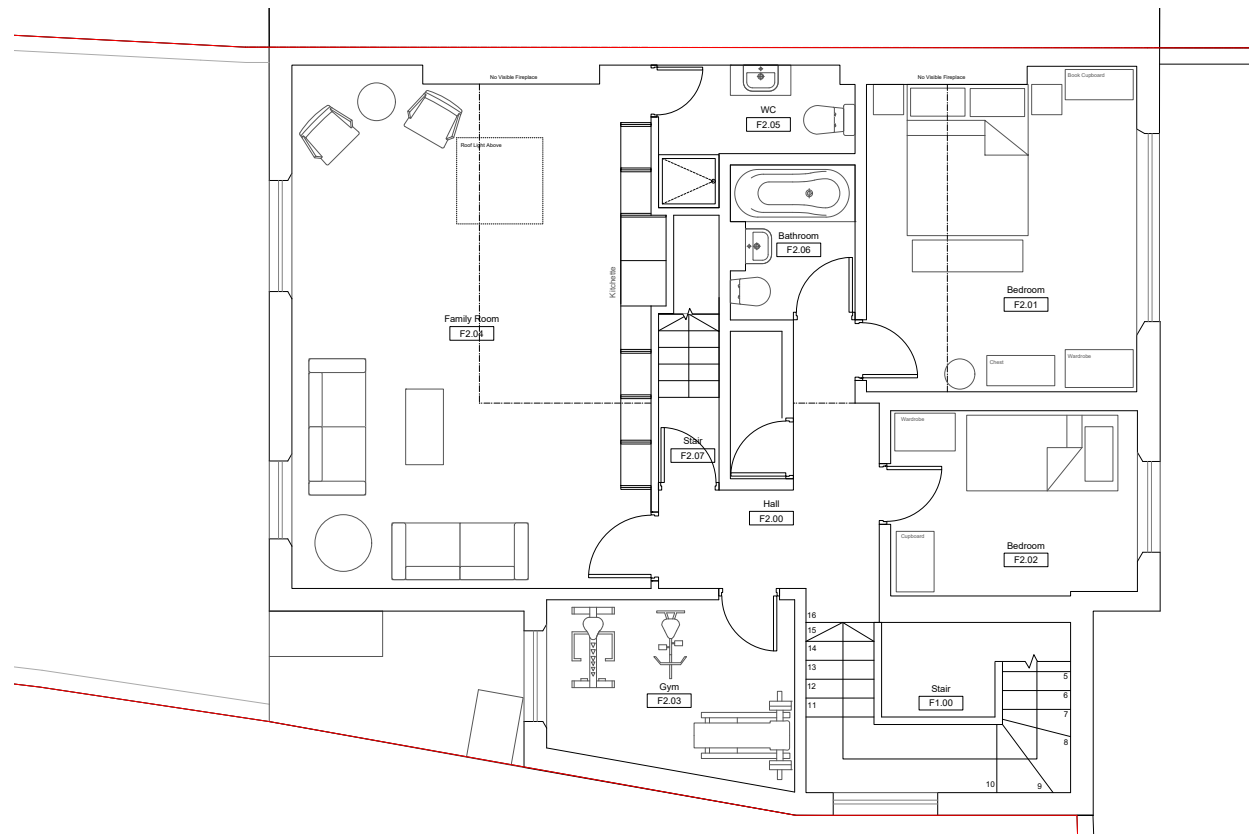
5.11 Proposed Floor Plans



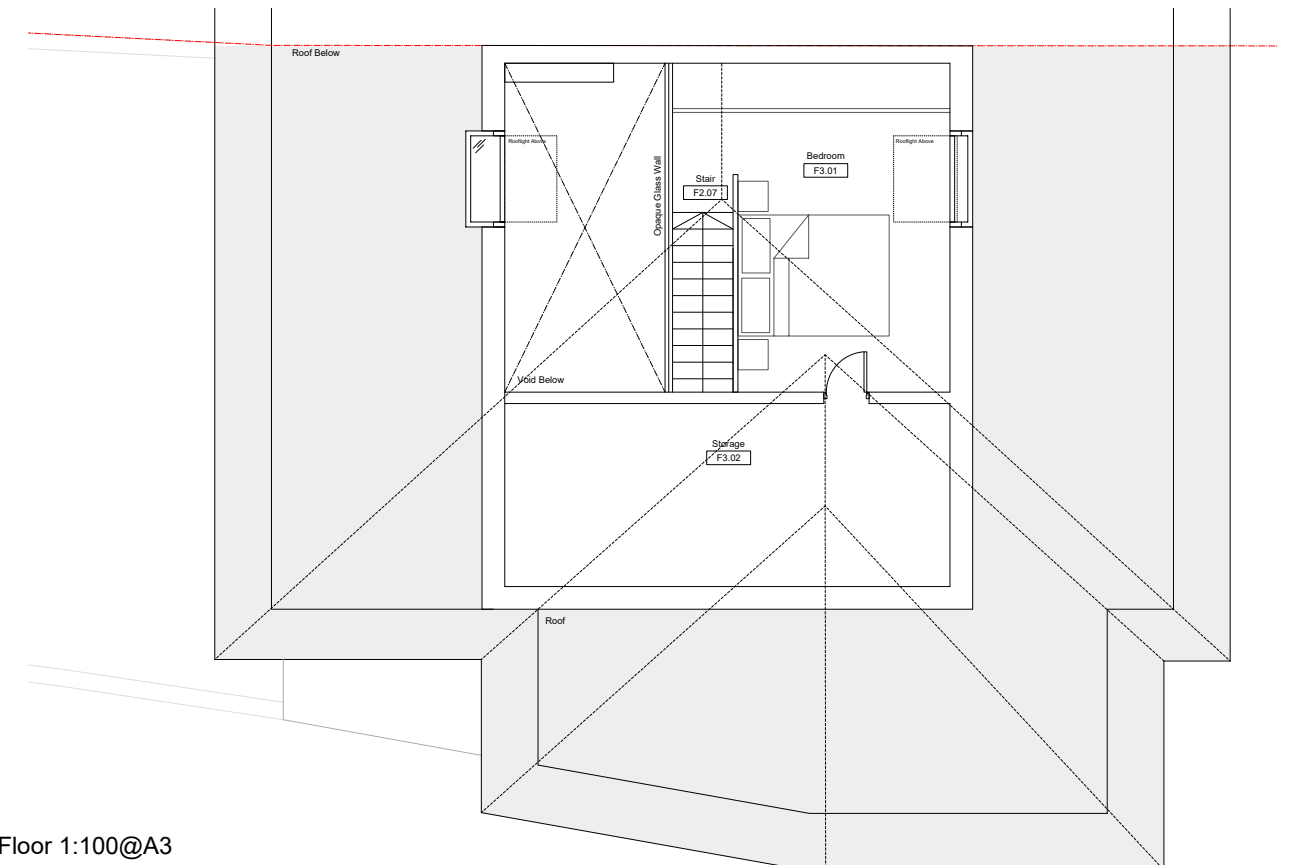
proposed Lower Ground Floor 1:100@A3



proposed First Floor 1:100@A3



proposed Second Floor 1:100@A3



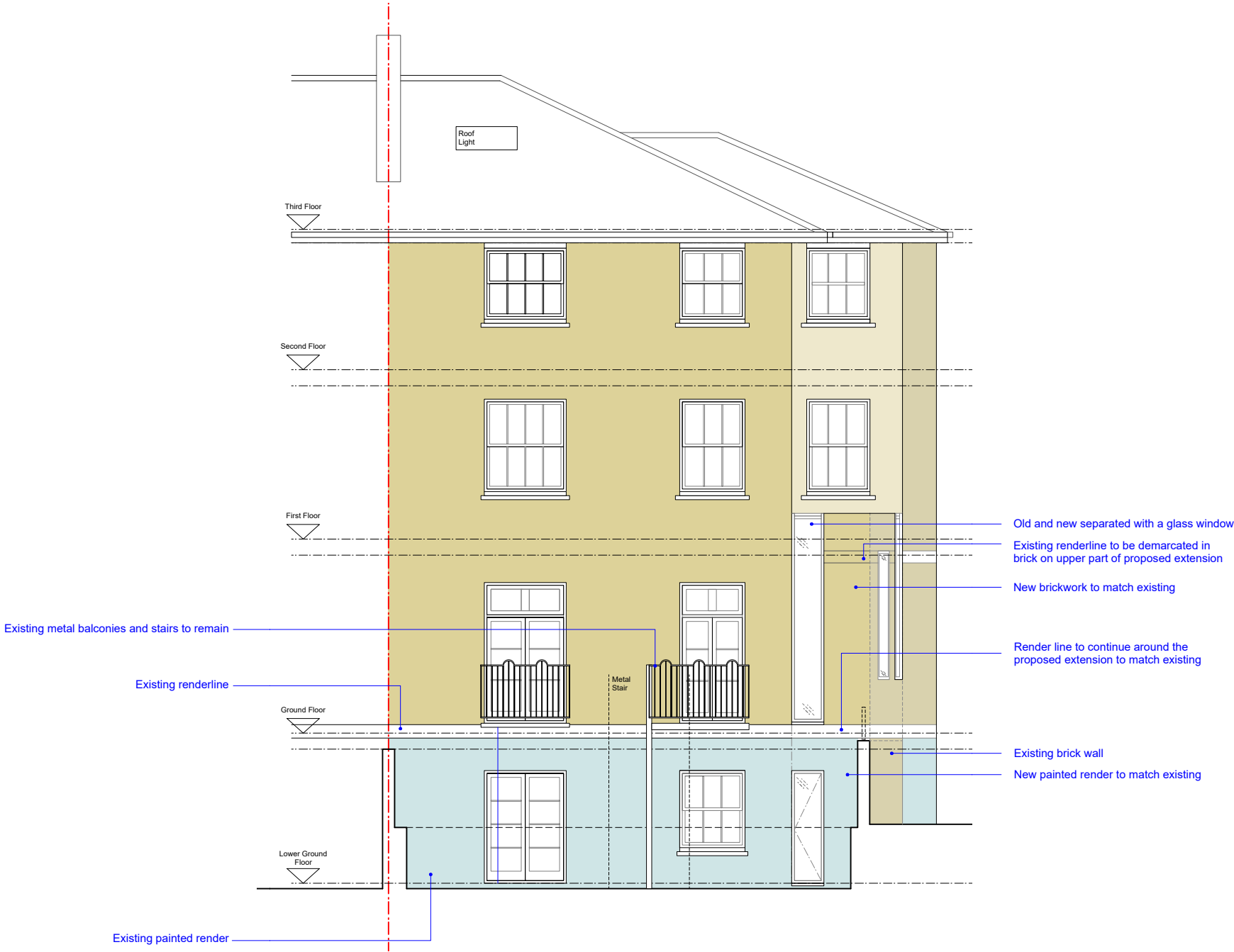
proposed Third Floor 1:100@A3



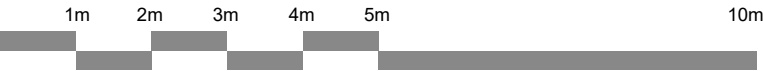
5.12 Proposed Front and Rear Elevations

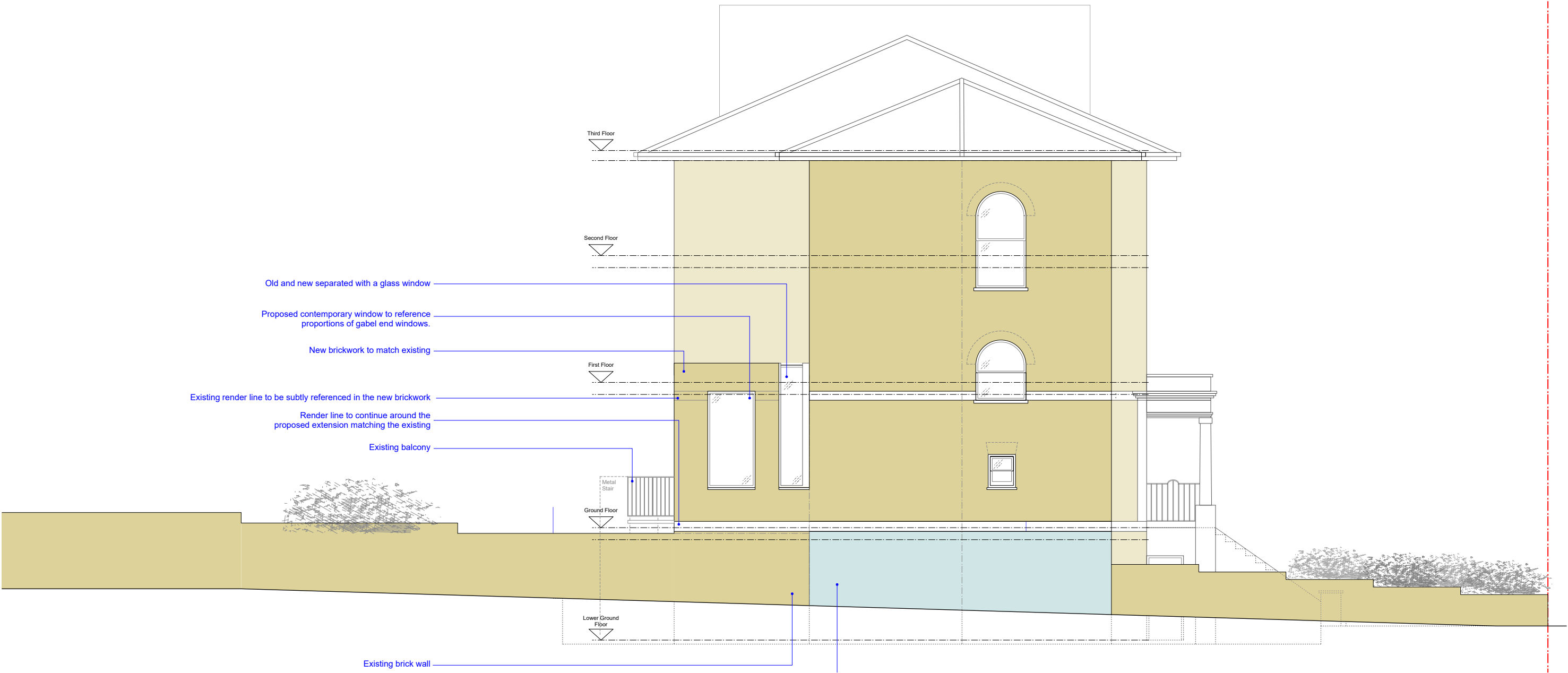


proposed Front Elevation 1:100@A3



proposed Rear Elevation 1:100@A3





5.20 Design Analysis with Conservation Area Design Guidelines

The proposal has been carefully designed and considered in respect to the Eton Conservation Area Guidelines. The key guidelines relevant to the scheme have been outlined below, alongside a small statement about how the project answers each relevant point.

Rear Extensions:

ET22

Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height but its effect on neighbouring properties and Conservation Area will be the basis of its suitability.

The extension is sensitive, unobtrusive and small in scale and footprint when compared to the existing building and the latter four story poor pastiche 1990's side extension. It is perceived as an additional storey above the existing party wall from either Fellows and Eton Road due to the change in levels.

ET23

Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

The design although contemporary will still be in harmony with the original form and character of the house. Through referencing window proportions, existing building lines and matching brickwork, the proposals will retain the integrity of the conservation area. The site is located on a corner plot, which has already been extended offering a unique situation for the extension without damaging the patten of Eton Road.

ET 24

The infilling of yards and rear spaces between buildings will generally be unacceptable.

Due to the proposed extension being situated on an end of terrace plot where the infill is created by a latter extension (cica 1990), this situation is unique, affording the contemporary two storey design to work well.

ET 25

In many locations there are views along rear elevations from adjoining streets. Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.

Due to high garden walls the view along the rear of the Eton Road terrace is immensely limited with only the semi-detached 15 and 16 visible resulting in view protection not being relevant in this situation. This is on top of the fact the proposed extension is situated on an end of terrace plot where the unity has already been broken by a poor pastiche extension approved in 1990. The site and situation is a unique.

Side Extensions:

ET38

There are many semi-detached and detached villas in the Conservation Area and side extensions would only be acceptable where they do not upset the character and relationship between the properties, particularly where significant and well-preserved gaps between buildings provide views through to rear mature gardens. Normally the infilling of gaps will be resisted where an important gap is compromised or the symmetry of the composition of a building would be impaired. Where side extensions would not result in the loss of an important gap they should be single storey and set back from the front building line.

The extension is sensitive, unobtrusive and small in scale and footprint when compared to the existing building and the latter four story poor pastiche 1990's side extension. It is perceived as an additional storey above the existing party wall from either Fellows and Eton Road due to the change in levels.

Due to high garden walls the view along the rear of the Eton Road terrace is immensely limited with only the semi-detached 15 and 16 visible resulting in view protection not being relevant in this situation. This is on top of the fact the proposed extension is situated on an end of terrace plot where the unity has already been broken by a poor pastiche extension approved in 1990. The site and situation is a unique.

Materials:

ET15

The choice of materials in new work will be most important and will be the subject of control by the Council.

The design has been developed with brick in mind, offering a seamless contemporary addition to the rear of 16 Eton Road.

Garden Boundaries:

ET9

Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area. Boundaries in the Conservation Area are predominately formed by walls, either with railings or hedges. The original features of the boundaries may vary. Where there are low walls alongside the road and within properties they add to the attractive appearance of the front gardens and architectural setting of these traditional 19th century buildings. There are also some higher walls on some properties with decorative features. Proposals should respect the original style of boundary and these should generally be retained and reinstated where they have been lost. Particular care should be taken to preserve the green character of the Conservation Area by keeping hedges. The loss of front boundary walls where it has occurred detracts from the appearance of the front garden by reducing the area for soft landscaping in this urban residential area. Furthermore, the loss of front boundary walls facilitates the parking of vehicles in part of the property, which would adversely affect the setting of the building and the general street scene.

Although the proposal looks to utilise a small portion of the garden boundary, its small scale has no adversed effects on the perception of the 'existing' boundary wall with Fellows Road. It is also worth noting that this wall has already been altered when work was undertaken on the construction of the 1990's approved extension.

6.00 Proposed Materials



Extension Brick: London stock to match existing



Extension Glazing:



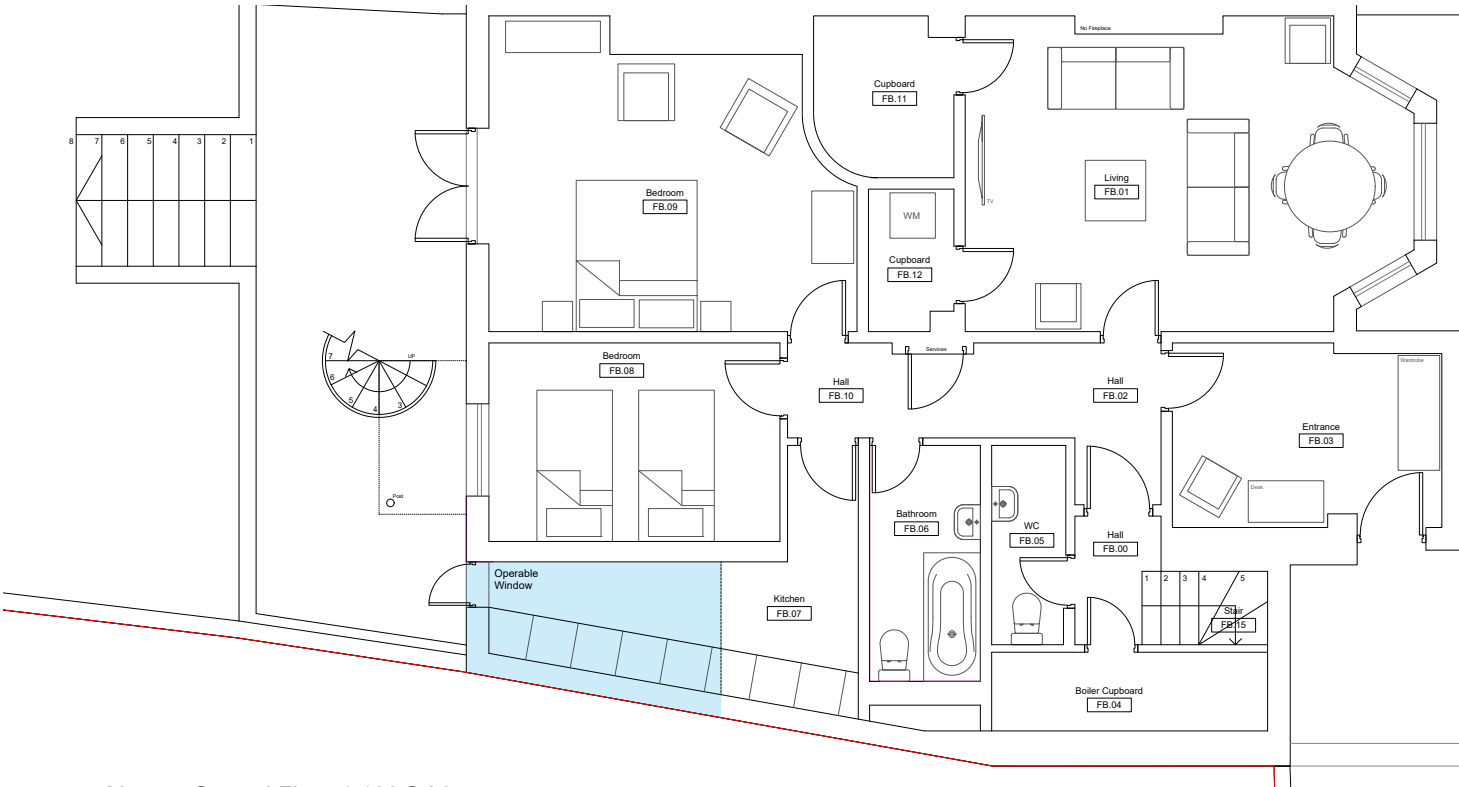
Extension Roof: Green Roof and Roof Lights

The proposed materials for the project are as follows:

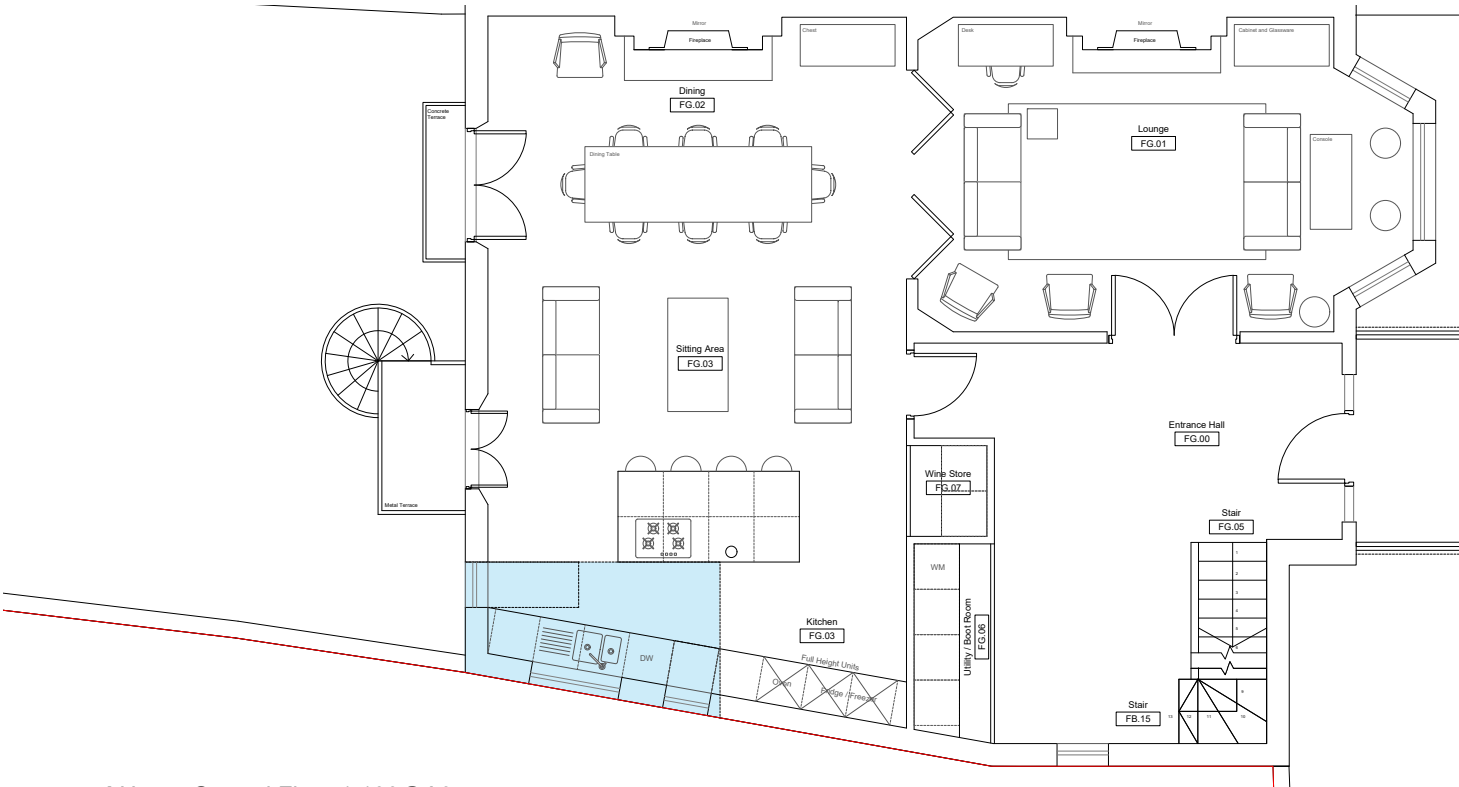
Extension Materials:

- | | |
|--------------------|--|
| External Material: | Brick: To match the existing London Stock Brick. |
| Glazing: | Double Glazed Windows System: Black / Dark Grey powder coated aluminium frames. |
| Roof: | Green Roof |

7.00 Gross Internal Areas



proposed Lower Ground Floor 1:100@A3



proposed Upper Ground Floor 1:100@A3

Existing and proposed areas are as follows:

| EXISTING | |
|---------------------|-----------------|
| Lower Ground Floor: | 96 sqm. |
| Upper Ground Floor: | 96 sqm. |
| First Floor: | 95 sqm. |
| Second Floor | 95 sqm. |
| Third Floor | 14 sqm. |
| TOTAL | 396 sqm. |

| PROPOSED | |
|---------------------|--------------------------|
| Lower Ground Floor: | 102 sqm. [+ 6 sqm.] |
| Upper Ground Floor: | 102 sqm. [+ 6 sqm.] |
| First Floor: | 95 sqm. |
| Second Floor | 95 sqm. |
| Third Floor | 14 sqm. |
| TOTAL | 408 sqm. [+12sqm] |

This represents a 3% increase in floor area.

Notes:
All areas are in sqm. Staircases have been included with the exception of the staircase between second to third floor. All areas measured have a Floor to Ceiling Height of 1.4m or above. All areas are subject to a full detailed survey.

8.00 Conclusions

The application looks to form a sensitive and complimentary addition to the Eton Road conservation area and the wider London Borough of Camden. As outlined in this report it has been carefully considered alongside the Eton Conservation Area guidelines.

Accordingly we respectfully request the application proposals be supported.

