

4 Eton Villas  
London, NW3  
Heritage Report

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August 2018

## **1.0 Introduction**

1.1 4 Eton Villas is one of six semi-detached villas designed in the classical style by John Shaw and built circa 1849. The house is listed at grade II for its architectural importance.

1.2 ADAM Architecture are appointed by the owner of 4 Eton Villas to produce this heritage report to support the proposed alterations to the house.

## **THE BUILDING**

### **2.0 Historic Development**

2.1 Before 1780 the site on which Eton Villas now stands was largely pasture. The potential of building there was first recognised in 1796. In 1826 the Act of Parliament of 1826 authorised Eton College, who owned the land, to grant building leases. However, development did not occur until after the nearby London and Birmingham Railway was opened in 1837. The villas themselves were built in 1849/50.

2.2 The house was much altered in 1979 under conditional approval of a historic planning application reference H9/5/2/HB2326. The proposed drawings are shown in Appendix I Planning History for 4 Eton Villas.

2.3 A passenger lift was installed between the lower ground floor and the first floor.

2.4 There is no original non-structural fabric in the lower ground floor except the staircase. The drawings for the alterations of 1979 note the two main rooms as bedrooms with new wardrobes in the area between the bedrooms.

2.5 The historic plan form of the ground floor is also evident and most of the original features on this floor have been retained. The drawings for the alterations of 1979 note the rear room as a bedroom and the front room as a study/dressing room.

2.6 As part of the alterations of 1979 the original internal walls to the first floor and the staircase from the first floor to the second floor were removed. The first floor is largely an open plan area that extends to the sloping ceiling of the roof. The drawings for the alterations note the north area as a kitchen and the remaining area as a dining room and living room.

2.7 The second floor structure has been removed.

2.8 As part of the alterations of 1979 a new mezzanine story was inserted at the back of the first floor at a lower level than the original second floor. The alterations of 1979 note the mezzanine area as a garden room with access to a new roof terrace.

2.9 All of the lath and plaster ceilings have been replaced with plasterboard ceilings.

### **3.0 Brief Description**

3.1 The building is a semi-detached villa with three floors of accommodation and a mezzanine floor above the first floor. The upper ground floor is raised almost one floor above the ground, providing a reasonably well-lit lower ground floor. A single pitched roof abuts a party wall to the adjacent villa.

The roof has a deeply projecting eaves in what has been described in the Buildings of England as 'rustic Italian'. In the tympanum there is a tripartite feature to the front and rear elevations which has a casement window to each house and a central blind recess in the middle.

3.2 The building is situated almost to the rear side of the plot; the front door is approached by a path through a reasonable sized garden which is currently in a poor state of repair. To the rear of the house there is no real space of any consequence excepting that for dustbins or a bicycle store. As a consequence the only outdoor amenity space for the occupants is at the front of the building. This is not ideal but is ameliorated, for privacy, by the presence of a high stock brick wall and timber fence to the road.

3.3 The elevations of the building, rendered in stucco with coursing lines to simulate stone, are largely unaltered. Modern building services such as conduits, wires, flues, ventilation ducts and services meters are evident to all elevations. All surplus service penetrations will be made good and to match the stucco render on all elevations.

3.4 The roof has a large dormer type structure with sliding glass doors that provides headroom to access the roof terrace. There are also three large rooflights set at the plane of the roof. These elements were built as part of the approved alterations dated 1979.

3.5 The ground floor window to the front room is decorated by pilasters supporting an entablature. The first floor window to the front room has an architrave that rests on a string course. The windows to the back elevation do not have these decorative features.

3.6 The main windows are single glazed traditional windows and are likely to be original.

3.7 The use class of the building is C3 Dwelling House.

#### **4.0 Significance**

4.1 4 Eton Villas is part of a small but complete enclave of early Victorian villas created around St Saviour's Church. The house is listed at grade II for its architectural importance. The homogenous, and largely untouched character of the enclave is recognized by the local authority as being of importance.

4.2 Within Eton Conservation Area there are 47 buildings on the statutory list of buildings of architectural or historic interest, all listed at Grade II.

4.3 The east side of Eton Villas (south) and part of Provost Road, which includes 4 Eton Villas, was developed with semi-detached villas. The houses 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. The central section of each property comprises a lower ground and two main levels of accommodation. The proportion of window to wall space (solid/void ratio) is fairly high. Windows are surrounded by a raised stucco architrave, cill and cornice. The third level of accommodation is contained within the shallow pitched slated roof, with dormers on the flank elevations. A central chimney stack protrudes from the main roof ridge.

4.4 All but 2 houses (numbers 3 and 4) have been painted, and this has become a colourful and attractive feature of the enclave.

4.5 The streetscape audit for Eton Villas in the Eton Conservation Area Audit notes the ‘large mature horse chestnut tree to rear of No. 4 Eton Villas’, ‘the hedgerow on the boundary of the church is important in defining the street’, ‘tall piers 2 bricks square with distinctive stone pier caps’ and ‘low walls with wooden infill panels (east side)’.

## 5.0 Condition

5.1 The absence of comprehensive maintenance is reflected in the general condition of the building. The building interior is generally in a poor condition and needs to be refurbished and repaired. The exterior is in reasonable condition however sympathetic repair work is required.

5.2 The garden areas have had little or no attention for many years and are overgrown.

## 6.0 National Heritage Policy: National Planning Policy Framework

6.1 The over-arching aim of the National Planning Policy Framework (NPPF), which is expressed in the Ministerial foreword, is that:

*‘Our historic environment - buildings, landscapes, towns and villages – can better be cherished if their spirit of place thrives, rather than withers.’*

6.2 Regarding preserving the significance of a heritage asset (see section 19.0) the NPPF Paragraph 129 states that:

*‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.’*

6.3 NPPF Paragraph 131 states the following:

*‘In determining planning applications, local planning authorities should take account of:*

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

6.4 NPPF Paragraph 132 states the following:

*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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require*

*clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.*

6.5 NPPF Paragraph 133 states the following:

*Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following:*

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

6.6 NPPF Paragraph 134 states the following:

*Where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

6.7 NPPF Paragraph 135 states the following:

*The effect of an application on the significance of a non designated asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of harm or loss and the significance of the heritage asset.*

6.8 NPPF Paragraph 137 states the following:

*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.*

6.9 NPPF Paragraph 138 states the following:

*Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

#### NPPF NATIONAL POLICY GUIDANCE

6.10 Guidance on assessing the impact of harm on the significance of a heritage asset is given in the NPPF *National Planning Guidance (NPG)*, Paragraph 017, which states the following:

*What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.*

*Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.*

*While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.*

- 6.11 With regard to harm in relation to conservation areas the NPG, Paragraph 018, states the following:

*An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building (paragraph 132 of the National Planning Policy Framework). If the building is important or integral to the character or appearance of the conservation area then its demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 133 of the National Planning Policy Framework. However, the justification for its demolition will still be proportionate to the relative significance of the building and its contribution to the significance of the conservation area as a whole.*

- 6.12 In order to minimise harm to the significance of a heritage asset the NPG, Paragraph 019, states the following:

*Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.*

*Public benefits may include heritage benefits, such as:*

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- reducing or removing risks to a heritage asset*
- securing the optimum viable use of a heritage asset in support of its long term conservation*

## 7.0 Statutory Listed Building Description

### 7.1

1-6, ETON VILLAS

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 1-6, ETON VILLAS

List entry Number: 1342065

Location

1-6, ETON VILLAS

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Grade: II

Date first listed: 14-May-1974

TQ2784NE ETON VILLAS 798-1/52/414 (East side) 14/05/74 Nos.1-6 (Consecutive)  
6 semi-detached villas. c1849. By John Shaw. For Eton College. Built by S Cuming. Painted stucco with slated gabled roofs, most with dormers or extended roof. 2 storeys, attics and semi-basements. 2 windows each. Recessed doorways, in recessed side bays, with architraved entrances, pilaster-jambes carrying cornice-heads; mostly half-glazed doors, approached by steps. Architraved recessed sashes; ground floors with pilasters supporting entablatures. Plain stucco 1st floor sill bands. Attic windows of 2 lights in plain frame with blind centre. Central slab chimney-stacks. INTERIORS: not inspected.  
Listing NGR: TQ2793784496

7.2. A listed building is a building, object or structure that is considered of national historical or architectural interest. Every part of the listed building is protected, including the interior and any later alterations or additions.

## 8.0 Location

8.1 National Grid Reference: TQ 27937 84496

8.2 The house is shown with a red star on the plan below.



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## 9.0 Planning Context: Conservation Area Policy

9.1 A Conservation area is designated as being of special architectural or historic interest. Their designation recognises the importance of the quality of the area as a whole, as well as protecting individual buildings and trees which are considered to make a positive contribution to the character and quality of the area. Conservation areas are not designated to stop future development, but to ensure that new buildings fit in with the existing special character of the area.

## 10.0 Eton Conservation Area

10.1 4 Eton Villas is in the London Borough of Camden and in the original part of the Eton Conservation Area which was designated in 01/12/1973.



## 11.0 Conservation Area Appraisal

11.1 The London Borough of Camden produced a Conservation Area Appraisal in 2002.

## 12.0 Detailed Description of the Building

### Building Exterior



A view of the dropped kerb to the highway and the vehicle and pedestrian entrance gates (left). The dropped kerb indicates the central pillar has been inserted at a later date and is not original. The central pillar has a concrete coping that matches the stone originals. The garden looking towards the street (right).



The front elevation of the house showing the sophisticated classical decoration and the stucco finish (left). A flight of steps with a modern metal handrail leads to the front door (right).



A section of garden in front of the house is at the same level as the lower ground floor. The door is temporarily boarded up for security. The rest of the garden is at a slightly higher level.



A view of the rear elevation of both villas from the Eton College Road (left). A detailed view of the rear elevation to number 4 (right).



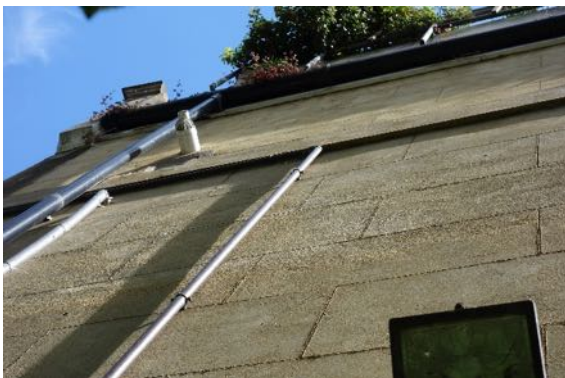
The lower ground floor door to the rear elevation. The section of garden outside the window is at the same level as the lower ground floor.



The modern dormer structure and roof terrace. Staining to the parapet is noted, which will be investigated.



A view of the passage to the west of the house looking north (left), and the same area looking south (right). The flagstones and steps are irregular and need to be repaired.



Modern building services to the north elevation should be rationalised where possible.

### Lower Ground Floor

There is no original decorative fabric in the lower ground floor except the staircase.

All of the walls of this floor have been re-plastered with a hard cementitious plaster. There is evidence of damp on this floor. Opening up has shown the floor to be a poor quality concrete slab with a modern screed finish. The floor does not have a damp proof membrane.

### Rear Room (previously Kitchen)



The surround and range have been removed from the chimney breast and the fireplace opening appears to have been lowered. Skirting boards and any window and door architraves have been removed (right). The existing window has been replaced with a modern vertical pivoting door with security bars (left).

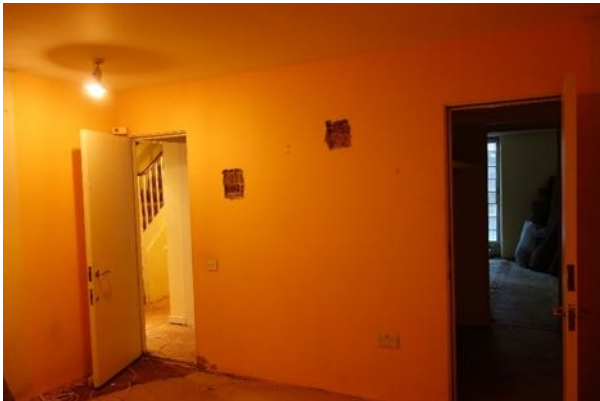


The west internal wall is a modern concrete block wall with flush modern timber doors.

## Front Room



The surround has been removed from the chimney breast and the opening lowered. The existing window has been replaced with a modern door with security bars.



The east internal wall is a brick wall with flush timber doors. All skirting boards and window and door architraves have been removed.

## Hall



The original staircase and balustrade from the lower ground floor to the ground floor (left). The modern lift car to the east of the staircase (right).

## Middle Rooms



A large modern steel beam has been inserted from north to south across the middle rooms to support the wall above it on the ground floor.

## Bathroom



All of the original features in the bathroom have been removed.

## Ground Floor

Most of the original features on the ground floor have been retained.

### Front Room



The chimneypiece, cornice, skirting board and window with shutters are likely to be original.



The folding doors between the two main rooms are hung on projection hinges and are also likely to be original. The white handrail was fitted to assist the elderly resident of the house.

## Rear Room



Modern cupboards have been fitted either side and above the folding doors.



The chimneypiece has been removed from the rear room and the opening has been blocked up. The window and panelling below is likely to be original. Modern cupboards and wash hand basins are fitted either side of the window (left). A new opening has been created in the north wall of the rear room to access a bathroom. There are no original features in the bathroom. The existing door from the hall to the bathroom has been removed and the opening blocked up (right).



## Hall



A modern flush door and stud wall has been installed at the top of the staircase from the lower ground floor. The door at the back of the hall has been removed and the opening blocked up (left). The recent passenger lift door and enclosure (right).



The original staircase and balustrade from the ground floor to the first floor. The balustrade has square section balusters that are characteristic of the period (left). The front door is a modern door with planted mouldings, however the frame and architrave appear to be original (right).

## First Floor

The original internal walls to the first floor and the staircase from the first floor to the second floor have been removed. The first floor is largely an open plan area that extends to the sloping ceiling of the roof. A modern mezzanine story has been inserted at the back of the first floor at a different level to the original second floor. Little historic fabric has been retained.



The second floor structure and second floor internal walls have been removed. The new mezzanine story at the back of the first floor with a new staircase and the kitchen below (left). The chimneypieces have been removed from all of the first and second floor rooms (right).



The windows to the front of the house are likely to be original (left). The wall between the front main room and the small room to the north has also been removed (right). There are no original doors or door architraves, skirting boards or cornices on this floor. The floorboards are a mixture of old boards and narrower later boards.

## Second Floor (Mezzanine)



New rooflights provide natural light to the upper part of the house (left). The mezzanine floor (right). There are no original doors or door architraves, skirting boards or cornices on this floor.



A modern dormer type structure with sliding glass doors (left) provides headroom to access the roof terrace (right). The roof terrace has concrete pavers, rendered walls and a metal balustrade.

## Roof



The natural slate roof and rooflights (left).



Modern dormer windows have been installed in many of the adjacent houses in Eton Villas. The left hand image is of number 5 Eton Villas and the right hand image is of number 2 and 3 Eton Villas.

## **13 Impact and Justification of Proposals**

### **Building Exterior**

#### **Front garden**

13.1 The patio area in front of the house is to be extended as shown on Atelier West drawing 430/ 106.

13.2 The existing patio is thought to be part of the alterations approved in 1979 and as such is not of heritage significance.

13.3 The gate pier to the north of the existing vehicle gates is a recently constructed gate pier with a concrete capping that matches the profile of the adjacent stone cappings. This gate pier is in the middle of a dropped kerb and this also indicates it has been inserted at a later date. The layout may relate to the listed building consent application recorded in section 14 below ref. 2014/6423/L to demolish and rebuild the front wall from 2014.

13.4 The current vehicle gates are too narrow to admit all but a small car. The proposals are to demolish the recently constructed gate pier and to form new timber gates with timber side panels between the remaining gate piers. The new timber gates will be sized to admit a car of larger size into the garden, using the full width of the existing dropped kerb.

13.5 Two glazed panels are proposed to the existing front door. There is no fanlight above this door and the hall currently does not have natural light. The door is a modern door and there will be no loss of historic fabric. Many of the front doors to Eton Villas have such an arrangement. This listing description in section 7 above refers to '*mostly half-glazed doors, approached by steps*'.

#### **Rear garden**

13.6 The patio area to the back garden (by Eton College Road) is to be extended as shown on Atelier West drawing 430/106. The increase in the patio area is approximately two square metres. The existing patio is also thought to be part of the alterations approved in 1979 and as such is not of heritage significance.

13.7 Directly adjacent to the rear entrance gate it is proposed to construct a new refuse & recycling bin store / enclosure. This area is currently used for bin storage (please refer to Atelier West drawing 430/118) this is to be positioned discretely behind the existing brick wall and will not be visible from the street. The refuse & recycling enclosure will be constructed from timber and be of traditional design. Due to the scale, lightweight reversible construction and amenity benefits it is considered that this alteration will have no impact on the listed building.

13.8 It is proposed that the paving stones and steps in this area are to be reordered to provide a safer and tidier access to the rear garden from street level. This will improve access amenity for the dwelling from this side and make it easier for refuse to be collected from the street. This alteration (in connection with the above) will have no impact on the listed building.

13.9 The existing rear boundary wall piers are proposed to be raised by the height of four courses of bricks. The existing gate will be made higher and a new timber fence will be installed set-back from the rear face of the existing brick wall to provide improved privacy and security to the lower levels of the house. This alteration will be undertaken using materials like-for-like and are lightweight and reversible and therefore will have no impact on the listed building.

### **Side Passage**

13.10 The existing Yorkstone flagstones and steps will be reordered. The existing flagstones will be reused, and supplemented with matching flagstones if required.

### **Lower Ground Floor**

13.11 There is no non-structural original fabric in the lower ground floor except the staircase. The lath and plaster ceilings have been replaced with plasterboard ceilings. The walls have been re-plastered with a hard cementitious plaster. All of the doors and architraves have been removed and the replacement doors are flush doors with no architraves. The two main windows have been replaced with pivoting glazed doors.

13.12 The walls between the two main rooms are to be removed to create a large single space that will be used as a open plan kitchen and dining room. This approach is in accordance with modern patterns of living where the kitchen and dining room form the social heart of the house and as such it is preferable that they are one space.

13.13 The kitchen is currently on the first floor of the house. The proposals reinstate the kitchen to its original location, which is a heritage benefit.

13.14 The area between the two main rooms was subject to significant change during the alterations that were carried out in 1979. Little of any heritage interest remains. The separating wall to the north side was removed and the spine wall immediately above it on the ground floor was supported on a new steel beam. Two new wardrobes were formed with blockwork construction including a replacement wall that projected further into the room on the north side.

13.15 The separating wall to the south side has been altered by the removal of the original finish and the application of hard cementitious plaster. This wall has been pointed with hard cement mortar and this may indicate this wall is also not original.

13.16 All doors, door architraves and skirting boards to the area in question have been removed. The current doors are flush modern doors with no architrave. The skirting boards that were removed have not been replaced.

13.17 The removal of the the walls between the two main rooms will result in the removal of little or no historic fabric. The impact on the significance of the alterations to this area of the heritage asset is therefore greatly reduced.

13.18 The door opening from the hall to the kitchen/dining room is to be enlarged and new double doors are proposed. A section of masonry wall will be removed and new concrete lintels will be installed. The original door and architraves have been removed and the loss of a small section of what is likely to be original masonry will not have a significant effect on the listed building.

13.19 A passenger lift was installed between the lower ground floor and the first floor as shown in the approved drawings of 1979. The passenger lift will be removed. The existing bathroom will also be removed and the combined area will become a utility room. There is no historic fabric in either of these areas and the impact of this alteration is negligible.

13.20 The original windows to the two main rooms on this floor were replaced during the approved alterations of 1979 with timber glazed doors that open with a vertical pivot mechanism, with metal

security bars. The proposal to replace these doors with pairs of traditional side hung timber glazed doors and to remove the metal security bars is an enhancement of the existing arrangement and more appropriate for a domestic listed building.

13.21 A new lavatory is proposed in the small room under the main entrance steps. The area below the bottom of the steps has a low headroom; this will be separated with a lightweight stud partition and used for plant and storage. There is no historic fabric in this room that can be affected by these alterations.

13.22 The existing opening to the kitchen chimney breast will be raised to accommodate a kitchen range. The surround and any other original material has been removed. It is thought that the existing opening has been lowered and therefore raising the opening will reinstate the opening to its original height. The heritage report for listed building consent reference 2017/5534/L for 3 Eton Villas shows the same opening at a height that allows a range to be used.

13.23 Parts of the lower ground floor are affected by damp. This may be caused or exacerbated because moisture is trapped behind the hard cementitious plaster on the walls. The client has commissioned a damp survey from a specialist and the proposals from the survey will inform any remedial work that is required.

13.24 An original window opening (previously blocked-in with modern blockwork) is to be reinstated in the location that the current electricity & gas metering cupboard is situated. This metering is proposed to be relocated in the space beneath the main entrance steps already defined for plant and storage. The reinstated window will be of traditional design to mimic the other windows found on the side elevation.

## **Ground Floor**

13.25 The historic plan form of the ground floor has been retained. Most of the original features on this floor have also been retained. Following the alterations of 1979, the rear room was used as a bedroom and the front room as a study/dressing room. The bathroom and the passenger lift are alterations that are also thought to date from 1979.

13.26 Under the 1979 alterations, cupboards, wardrobes and two wash hand basins were fitted in the large room to the north because the room became a bedroom. These cupboards, wardrobes and wash hand basins will be removed. The removal of the wardrobes either side of the folding doors will allow the doors to fold back through 180 degrees as originally intended. The architraves to the folding doors on the north side have been removed; these will be replaced to match the original architraves on the opposite side. All of these alterations are heritage benefits.

13.27 The north and east walls enclosing the passenger lift will be removed and the void in the floor will be infilled with timber joists. These walls are thought to be modern walls with no heritage significance, and the east wall projects awkwardly into the hall. A small lavatory is proposed to this area with the east wall built on the line of the original wall to the hall, thus restoring the original proportions of the hall.

13.28 All of the original features in the room that is currently the bathroom have been removed. The rear room will not be used as a bedroom and the bathroom is therefore not required. The modern bathroom fittings and tiling will be removed, and the room will be used as a study. Due to the outward swing of the lavatory door the study will have a pocket door.

13.29 The ground floor is generally in a poor state of repair. The original features on this floor will be sensitively repaired and redecorated on a like-for-like basis as required, enhancing the existing arrangement.

### **First Floor**

13.30 The original internal walls to the first floor and the staircase from the first floor to the second floor were removed as part of the alterations approved in 1979, where a floor that was originally sleeping accommodation was re-planned with a kitchen to the north and a dining room and living room to the remaining area. The proposals seek to reinstate the historic plan form with the staircase separating the two main rooms and returns these rooms to their original use as bedrooms.

13.31 The proposed doors, architraves, staircase, skirting boards and cornices will be appropriate for a large early Victorian villa, and reference will be made to these elements on the ground floor. All of the original joinery and plaster features appear to have been removed from the first floor, however if any of these items are uncovered during the building work they will inform the design of the replacement elements.

13.32 The areas to the north and south of the staircase will become a shower room and a bathroom respectively. All of the original features in these areas have been removed. The passenger lift will be removed and the void in the floor will be infilled with timber joists to create additional floorspace in the shower room.

13.33 The work to the first floor is a major improvement to the character and significance of the heritage asset.

### **Second Floor**

13.34 The proposals again seek to reinstate the historic second floor plan form and to return the two principal rooms to their original use as bedrooms.

13.35 The alterations approved in 1979 will be removed; these are the mezzanine floor, the staircase to the mezzanine floor, three large rooflights, the dormer structure with sliding glazed doors to the roof terrace and the roof terrace itself.

13.36 A new timber floor will be installed at the level of the original floor. New partitions to the central stairwell will separate the two main rooms. Both bedrooms will have a small shower room in an area with a ceiling of suitable height.

13.37 The proposed doors, architraves and skirting boards will be appropriate for the top floor of the house, noting the hierarchy of decoration that would have been applied to the original elements.

13.38 The work to the second floor is again a major improvement to the character and significance of the heritage asset.



## **Roof**

13.39 As noted in the second floor section above the three large rooflights, the dormer structure with sliding glazed doors to the roof terrace and the roof terrace itself will be removed. These elements are not appropriate for the building or the conservation area.

13.40 Dormer windows are proposed to the two second floor bedrooms. The dormer windows will be detailed with timber casement windows, lead flat roofs and lead cheeks, and will match the size of the dormer windows to 3 Eton Villas. Dormer windows similar to those proposed have also been installed to other houses in the Eton Villas and Provost Road enclave, please refer to the photographs in the Detailed Description of the Building section of the report relating to the roof.

13.41 The slate roof, parapets and chimneys will also be repaired to match existing where necessary.

13.42 The proposals are a significant enhancement of the existing arrangement and are a design that is appropriate for the heritage asset.

## **14 Summary**

14.1 The proposals will secure many planning and heritage benefits that will preserve and enhance the appearance and character of the listed building and the conservation area, meeting the objectives of development plan policy and the National Planning Policy Framework (NPPF).

14.2 The proposals have been carefully considered to ensure an appropriate balance is struck between altering the house so it is fit for modern family living, while preserving and enhancing its architectural and historic significance.

14.3 The repair and maintenance work to the exterior and interior of the house will prevent damage to historic fabric and will aid the preservation of the heritage asset. It will secure the long-term upkeep of the building, which in parts are in poor and basic condition. The long-term preservation of the building is a substantial heritage benefit.

14.4 The most significant benefit of the project is the reinstatement of the historic floor plan form to the first and second floors. This will enhance the character and significance of the heritage asset.

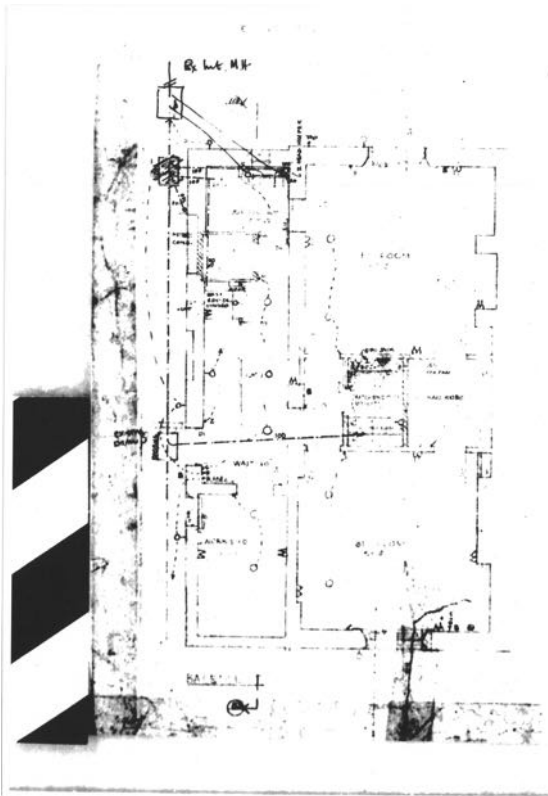
14.5 The effect of the proposals, when assessed individually and cumulatively, and when examined alongside the substantial works of repair and reinstatement work that will be carried out to the listed building, are a major enhancement of the existing arrangement. The special architectural and historic interest of the building will be preserved. The proposals have been carefully considered to balance the need for improvement against the importance of preserving significance.

14.6 We are therefore of the view that the benefits that would be achieved because of the proposals far outweigh any perceived harm. It is hoped that officers will approve these proposals with consideration to the evidence presented and justification outlined within this document and other supporting documents.

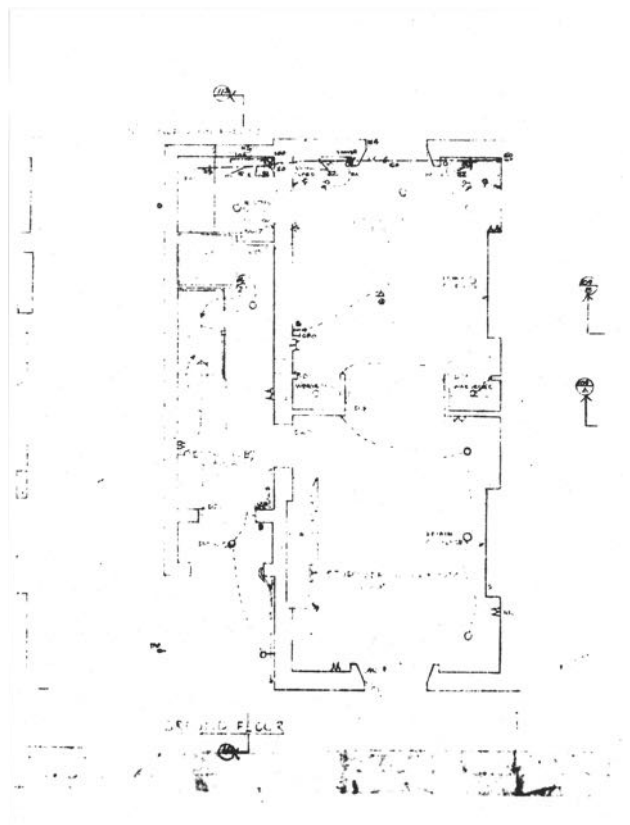
## Appendix I

### Planning History for 4 Eton Villas

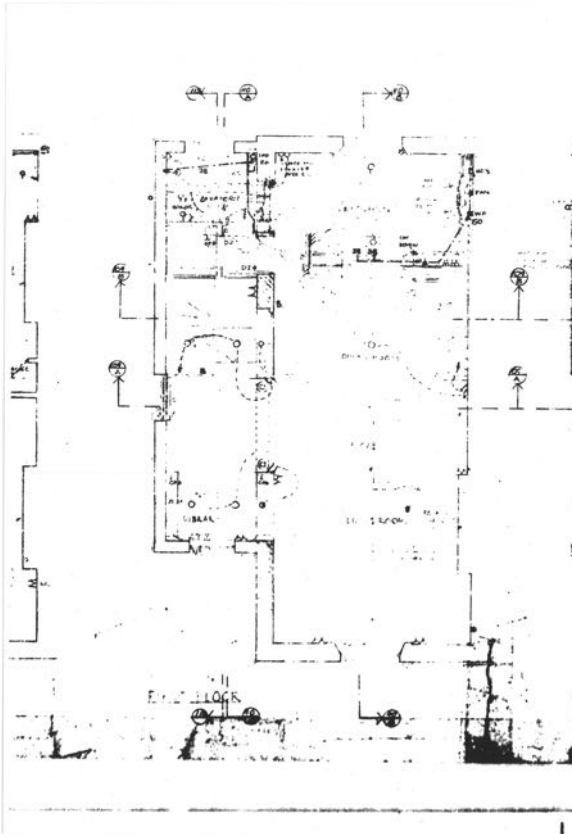
Conditional approval for Historic Planning Application reference H9/5/2/HB2326 (1979) by Rick Mather Architects. The description of the application is as follows: *The formation of a dormer window at the side, the alteration of the basement windows at the front and rear to form new doors, the creation of a gallery on the second floor, various minor internal alterations and the replacement of the existing front garden gate piers with new piers in connection with the creation of a front garden hard standing and means of access to the highway.* The proposed drawings for this application are shown below. These were obtained from microfiche from Camden Local Studies and Archives Centre, Holborn Library, 32-38 Theobalds Road, London WC1X 8PA. The microfiche scans are poor quality. The original drainage plans are not available.



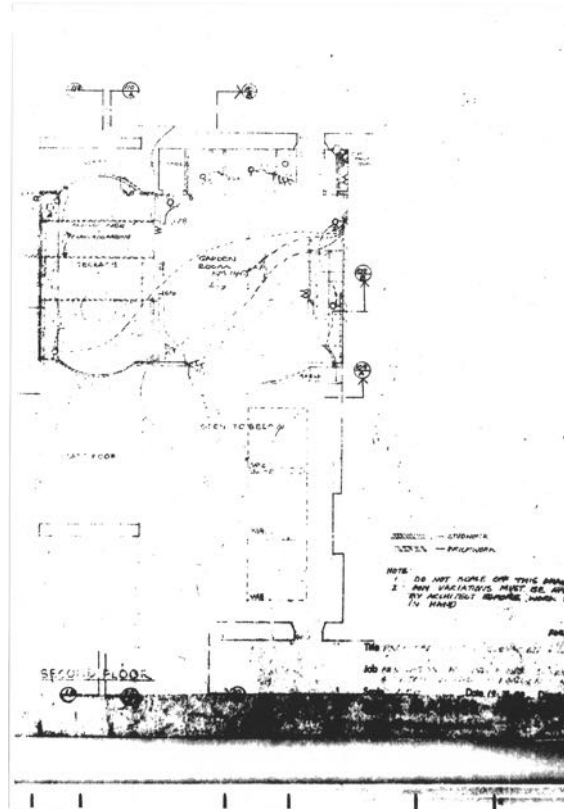
Proposed lower ground floor



Proposed ground floor



Proposed first floor



Proposed second floor

No reference. Erection of a gate at the side and installation of ornamental security ironwork to the external panelled doors at front and side as shown on two un-numbered drawings (1984).

Ref. 2011/1072/P and 2011/0994/L. Partial replacement including repairs to garden brick boundary wall between 4 and 5 (2011).

Ref. 2014/6423/L. Demolish and rebuild front wall (to match existing) following damage from tree roots (2014).