



PLANNING AND HERITAGE STATEMENT

1-2 ETON VILLAS LONDON NW3

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PROPOSAL-INTERNAL WORKS AND CONVERSION OF EXISTING SINGLE DWELLINGHOUSE INTO PAIR OF SEMI-DETACHED SINGLE FAMILY DWELLINGHOUSES

INTRODUCTION AND RELEVANT BACKGROUND

This statement is submitted in support of Planning and Listed Building Consent Applications to convert the existing property into a pair of Semi-Detached Villas being the original form of the Property.

In April 1999 Listed Building Consent (LPA Ref-LE9800825R2) was granted for the erection of a single-storey glazed shed on the side of No. 2 and internal and external alterations in association with linking the two buildings.

The Consent was apart from the normal 5 year implementation period also subject to the following conditions and reasons:

1 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

2 All new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the original work with regard to the methods used and to material, colour, texture and profile and, in the case of brickwork, facebond and pointing.

3 Detailed drawings, or samples of materials, as appropriate, in respect of the following shall be submitted to and approved by the Council before the relevant part of the work is begun:

a. Joinery details of the glazed lean-to including a section of the glazing bar at 1:5.

4 All joinery shall be painted white.

5 Nos. 1 and 2 Eton Villas shall be returned to single family dwellings following the vacation of one of the dwellings by the applicant.

Reasons for additional conditions:

In order to safeguard the special architectural and historic interest of the building.

It should be noted that at that time no planning permission was required for the conversion of two residential units into one.

The Site and Surrounding Area

The property is Grade II listed and lies within the Eton Conservation Area. The photographs below provides views of the property from Provost Road

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The site is a 5 minute walk from Chalk Farm underground station and 10-12 minute walk from Belsize Park station. There are also a number of regular bus services in close proximity. The site has a PTAL of 4.

Relevant Planning Policy

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Camden Local Plan

Policy D2- Heritage

Policy H7 Large and small homes

Eton Conservation Area Statement (2002)

NPPF 2018

The Listed Building

The property listed in 1974 forms part of a pair of 6 semi-detached villas. The following description appears in the Council's Register of Listed Buildings:

"TQ2784NE ETON VILLAS 798-1/52/414 (East side) 14/05/74 Nos.1-6 (Consecutive)

GV II

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-jambs 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."

In November 2011 Listed Building Consent was granted (LPA Ref- 2011/4748/L) to English Heritage (now Historic England) for the Installation of a commemorative plaque recessed into masonry fabric at first floor level.

The Design and Access Statement submitted in support of this application included, inter alia, the following comments:

"The houses were designed by John Shaw Junior, surveyor to the landowner, Eton College, in a rustic Italian style, with Grecian detail, and built by Samuel Cuming. They form part of what Pevsner described as 'an attractive triangle of ... complete streets: Provost Road, Eton Road, and Eton Villas, with St Saviour's Church as their focus'.

The surviving houses in these roads are smaller, middle-class villas reminiscent of John Nash's earlier Park villages and the contemporary St John's Wood, and reflect Shaw Junior's refined taste....)

Eton Conservation Area

The property lies within Sub-Area 1 of the Eton Conservation Area. This is the largest Sub-Area and the Conservation Area Statement (CAS) states inter alia:

"...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....."

The CAS also comments as follows in relation to the immediate vicinity of the application property:

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“....The east side of Eton Villas (south) and part of Provost Road are also developed with semi-detached villas but of a different style to Eton Villas (north). The properties 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.

Most of the villas in Eton Villas and Provost Road have been painted but originally the intention was to use stucco as a stone substitute and coursing lines are set into the render. However, the current mixture of paint colours and unpainted properties does not significantly detract from the group value.....”

The photo below indicates the type and style of existing houses fronting Provost Road in close proximity to the application property



Key Planning and Listed Building Considerations

There will be no change in the use of the building, no floor space will be added or subtracted, and no extensions proposed.

Page | 5 The layout of the building will not be changed, nor will the scale of the building be affected. There will be no landscaping undertaken and the only alterations required will be internal and entail the reinstatement of the changes made when the two properties were altered to facilitate use as a single dwelling.

The house systems were reviewed to understand the logic of how the plant and utilities work and the house in its entirety looks to still be working services wise, as ‘two separate houses’ having a boiler, cylinder & electrical distribution board feeding the back of the house (No. 2 Eton Villas) & another boiler, cylinder and distribution boards feeding the front of the house (No. 1 Eton Villas).

No new access points and routes are proposed. No changes are proposed in relation to pedestrian and cycle routes, road layout and local services.

As regards the proposed reinstatement of the original two semi-detached dwellings it is noted that Condition 5 of the LBC granted in 1999 (and referred to above) stated:

“Nos. 1 and 2 Eton Villas shall be returned to single family dwellings following the vacation of one of the dwellings by the applicant.”

A planning application to obtain permission for the proposed conversion into 2 residential units has been submitted but we consider that in principle (having regard to the reason for the above condition) the proposal should be acceptable in planning terms.

The present owner is in the process of selling the property and the prospective buyers wish to occupy it as two separate semi-detached properties.

The proposed dwellings will be compliant with Policy H7 of the Camden Local Plan 2017, which seeks to ensure that development meets the Council's Dwelling Size Priorities and includes a mix of large (3-bedrooms or more) and small homes.

In addition written confirmation has been received from Mr. Rob Farnsworth from the Strategic Planning and Implementation Section that when sub-dividing an existing C3 dwelling without any extension to the floorspace no affordable housing contribution will be required.

Conclusions

No external alterations are proposed to facilitate the conversion of the property into 2 self-contained semi-detached Villas. The internal alterations required will be de facto be a reinstatement of the original features which separated the original properties.



Accordingly in Listed Building terms the properties will revert to their original function and purpose, which in fact was a requirement of Condition 5 of the LBC granted in 1999 and will comply with the requirements of Policy D2 of the Camden Local Plan.

The proposed dwellings will be compliant with the requirements of Policy H7 of the Camden Local Plan.

The proposals would have no material impact on the amenities of the occupiers of neighbouring properties.

In summary, the proposals comply with the relevant Policies of the adopted Development Plan and the relevant Design Guidance and in our submission comply with the applicable criteria set out in the preceding section to this Statement.

It is concluded therefore, that the proposal merits Officer support and the grant of conditional planning permission and Listed Building Consent.

SJP/11/09/2018