

Delegated Report		Analysis sheet		Expiry Date:	21/06/2018
		N/A		Consultation Expiry Date:	24/05/2018
Officer			Application Number(s)		
Ben Farrant			2018/1613/P		
Application Address			Drawing Numbers		
16 Eton Road London NW3 4SS			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of two storey side/rear infill extension					
Recommendation(s):		Refuse permission			
Application Type:		Householder application			

Conditions or Reasons for Refusal:	Refuse Permission					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed between 02/05/2018 and 23/05/2018.</p> <p>A press notice was advertised between 03/05/2018 and 24/05/2018.</p> <p>No responses were received.</p>					
Belsize Residents Association	<p>Object from Belsize Residents Association:</p> <p><i>“This two-story extension at the corner of Eton Rd alters both the nature of this small, but carefully preserved Conservation Area as well as the nature of the original Victorian building to their detriment and should not be permitted. The proposal raises the boundary wall adjacent to the house to the unprecedented heights, encroaching the building itself as if to engulf it. This is not a successful contemporary extension and should be rejected. This is in line with the Pre-planning advice received.”</i></p>					
Eton Conservation Area Advisory Committee (CAAC)	<p>Objection from Eton CAAC:</p> <p><i>“This substantial house has already been enlarged through the addition of an obtrusive four storey side extension for which permission was granted in June 1990”</i></p> <p><i>“As we have stated before, we are seeing an increasing number of applications which encroach into gardens. The houses are getting bigger and the gardens smaller. The garden of No.16 is one of a row of gardens that back onto other gardens of similar length. These extensive areas of London rear gardens are a very particular feature of this Conservation Area and allowing them to be built over will result in one of its most important qualities being lost. Camden’s official design guidelines (6.31) recognise the destructive impact this kind of development can have on an area, as does the Camden Local Plan Policy A2 Open Space paragraph 6.37.”</i></p> <p><i>We would counsel that, if there are to be extensions, they should be modest. The proposed infill side extension should be reduced to a single storey and the one at the rear should not extend beyond the line of the existing patio.”</i></p>					

Site Description

The application site comprises a large four storey semi-detached Victorian property situated on the south side of Eton Road, close to the junction with Fellows Road. By reason of its corner location, the side boundary wall abuts Fellows Road and means that the rear elevation is prominent in the streetscene.

The property is located within the Eton Conservation Area and is noted to be a positive contributor in the Conservation Area Statement, which also refers to nos. 7-16 as an '*imposing and consistent group*'.

Relevant History

16 Eton Road (application site)

2017/6192/PRE - Erection of part one, part two storey rear extension with terrace at upper ground floor level; installation of front dormer window with terrace and glazed balustrade – **Pre-Application Advice Issued 14/12/2017**

2018/1614/P - Erection of single storey rear extension – **Granted 19/09/2018**

2018/1612/P - Erection of dormer window to front roof slope; replacement of existing windows and roof light; replacement handrails to entrance steps - **Granted 29/06/2018**

9005058 - 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 - **Granted 06/06/1990**

CTP/H9/3/1/504 - Conversion of 16 Eton Road, Camden, into four self-contained flats and the erection of a new external staircase - **Granted 13/07/1965**

CTP/H9/3/1/17301 - Erection of roof addition to provide an attic flat at 16 Eton Road - **Refused 14/02/1974**

Relevant policies

National Planning Policy Framework 2018

The London Plan March 2016

Camden Local Plan 2017

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

Camden Planning Guidance

CPG1 – Design (2018)

CPG Amenity (2018)

Eton Conservation Area Statement 2002

1. The Proposal

1.1 This application seeks planning permission for the following works:

- Erection of a two storey (upper and lower ground floor) side/rear extension, with a depth of 3.4m, 2m width (narrowing to 1.4m) and 7m height. The addition would have a modern appearance with large format and unusually aligned glazing. The proposal would be finished in matching brickwork with a flat roof.
- No revisions were received during the course of this application.

2. Issues

2.1 Issues to be assessed are design and bulk, impact on conservation area, impact on neighbour amenity.

3. Design & bulk

3.1 It is noted that prior to the submission of this application, the applicant received pre-application advice regarding a two storey side/rear infill extension (ref: 2017/6192/PRE dated 14/12/2017). The advice stated that the modern design would contrast boldly with the host property and more sensitive 1990s side extension. It would form an inappropriate development to the property and in principle could not be supported.

3.2 The extension proposed here is unchanged from the pre-application advice given.

3.3 The addition has 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 at its corner facing Fellows Road; this would interrupt the pattern of development along the building group which does not have any extensions above lower ground floor level. It is further noted that 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.

3.4 Given the above assessment, the proposal is considered to be of an inappropriate siting, scale and design, failing to respect the character, appearance and historic interest of the host property (which is a positive contributor), the streetscene at this prominent corner location, and the surrounding conservation area. It would fail to preserve and enhance the character or appearance of these heritage assets.

3.5 In response to the CAAC objection, the extension would not result in any material loss of a garden amenity space as it only infills a small corner side patio of no amenity value.

4. Impact on the Eton Conservation Area

4.1 Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4.2 Para 196 of the NPPF (2018) states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

4.3 The Eton Conservation Area Statement (CAS) states that the north-west frontage to Eton Road comprises semi-detached villas which 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. The characteristic which unifies the area is the broad consistency in plot size, frontage relationship and, generally, form and massing of building. According to the CAS, nos. 7-16 are designated as positive contributors and they form an imposing and consistent group of villas.

4.4 As noted above in the design section, it is considered that the extension would create an unwelcome and bulky infill of the recess at upper ground floor level which would disrupt the rhythm and massing of the building frontages. Also the modern design would be unsympathetic to their historic character and form. It is thus considered that the proposed two storey side/rear infill extension would harm the characteristics identified for these positive contributor buildings and thus harm the contribution they make to the character of the conservation area. It would result in 'less than substantial harm' to the character, appearance and historic interest of the conservation area as well as to the host property. There is no demonstrable public benefit created as a result of the proposed extension to this private dwellinghouse.

4.5 The proposal is thereby considered to constitute 'less than substantial harm' to this positive contributor building within the Eton Conservation Area, with no demonstrable public benefit derived from the scheme. In the absence of any demonstrable public benefit, the proposal is considered to be contrary to Section 16 of the NPPF (2018) which seeks to preserve and enhance heritage assets.

5. Impact on Neighbours

5.1 Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.

5.2 The proposed addition would be located at an infill corner to the south-west of the property, fronting on Fellows Road away from nearby neighbours. As such, it is considered not to result in any harm to neighbouring properties in terms of its impact on privacy, outlook, sunlight, daylight, overshadowing, artificial light levels, noise, and vibration.

6. Conclusion

6.1 Given the above assessment, the proposed development is contrary to policies D1 & D2 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

Recommendation

Refuse planning permission