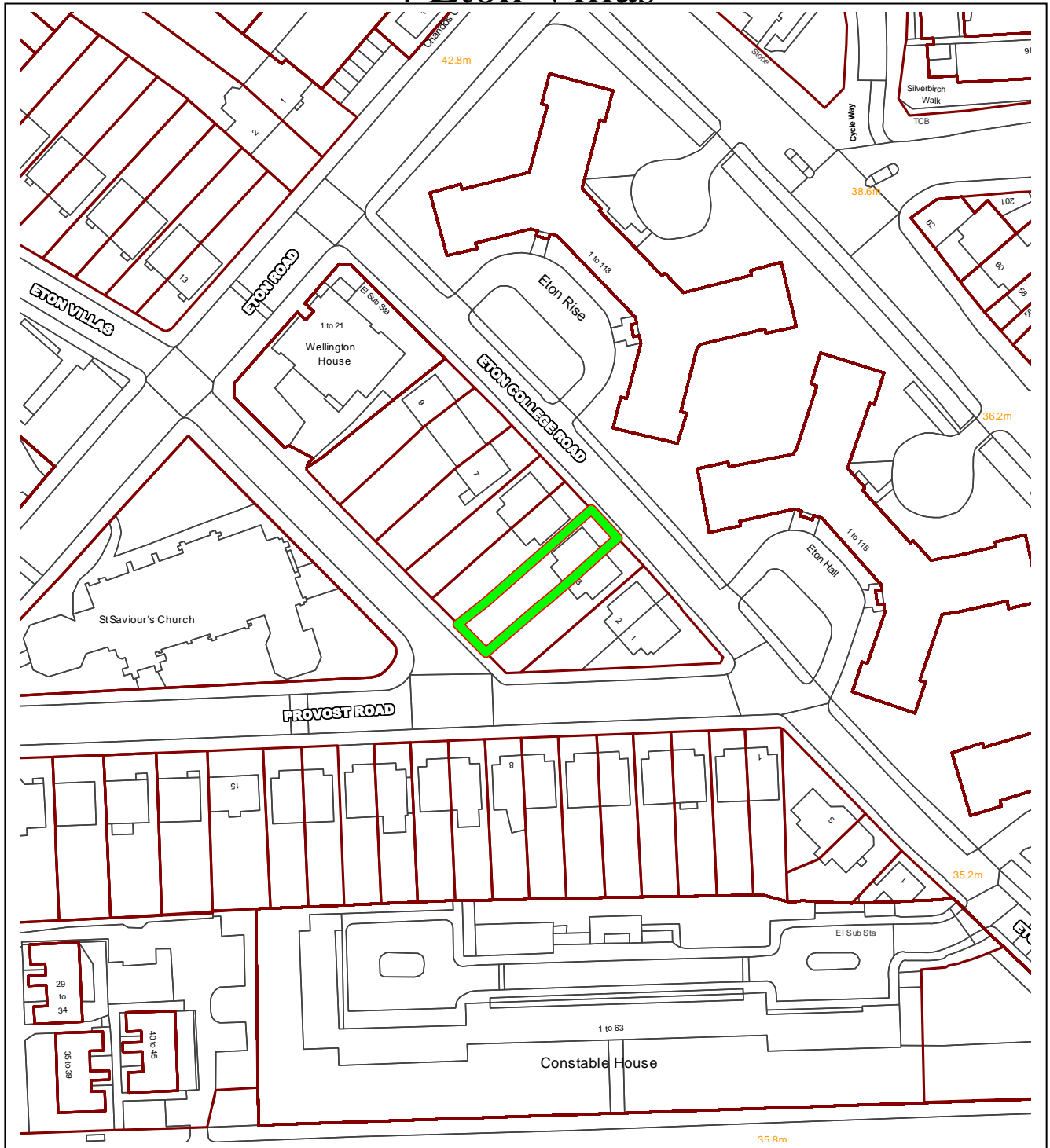


2018/3788/P & 2018/4086/L – 4 Eton Villas



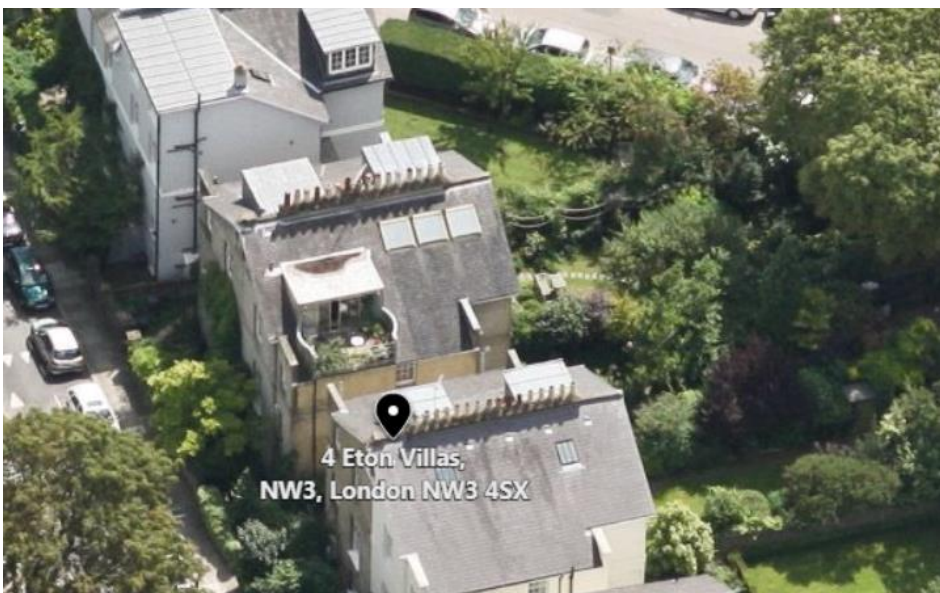
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1 Existing view from roof terrace towards no. 5



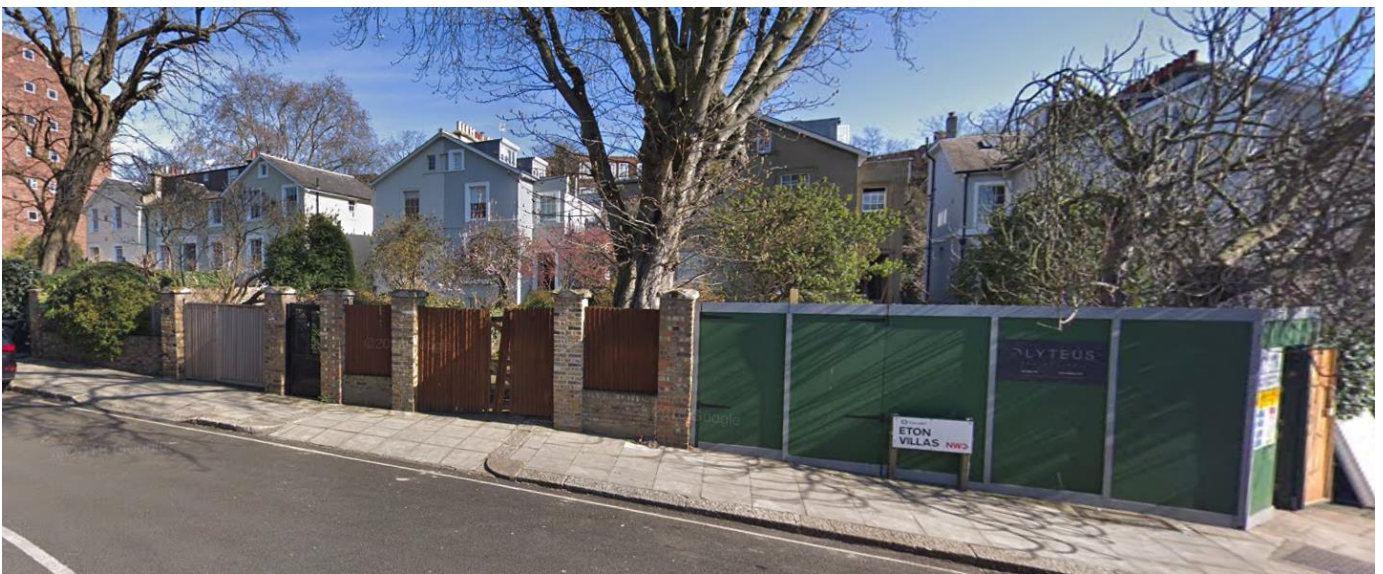
2 Aerial view of existing dormers at nos. 2, 3, 4, & 5



3 View of dormer, terrace and roof lights at no.4



4 Rear view from Eton College Road



5 Streetscene with fence panels and pillars at no.4

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	01/10/2018
		N/A		Consultation Expiry Date:	18/11/2018
Officer			Application Number(s)		
Ben Farrant			1. 2018/3788/P 2. 2018/4086/L		
Application Address			Drawing Numbers		
4 Eton Villas London NW3 4SX			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
1. External alterations including installation of replacement front and rear lower ground floor doors and side window; installation of 2 glazed dormers following removal of existing dormer, roof terrace and roof lights; installation of 1 conservation style rooflight; erection of ancillary shed, bike and bin stores in front and rear gardens; alterations to boundary treatments and landscaping at front and rear. 2. External and internal alterations including installation of replacement front and rear lower ground floor doors and side window; installation of 2 glazed dormers following removal of existing dormer, roof terrace and roof lights; installation of 1 conservation style rooflight; erection of ancillary shed, bike and bin stores in front and rear gardens; alterations to boundary treatments and landscaping at front and rear.					
Recommendation(s):		1. Grant planning permission 2. Grant listed building consent			
Application Type:		1. Householder Application 2. Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	3	No. of objections	0
Summary of consultation responses:	<p>A site notice was displayed for the full application on 24/08/2018 (consultation end date 17/09/2018). A press notice was displayed for the full application on 30/08/2018 (consultation end date 23/09/2018).</p> <p>A site notice was displayed for the listed building consent on 19/10/2018 (consultation end date 12/11/2018). A press notice was displayed for the full application on 25/10/2018 (consultation end date 18/11/2018).</p> <p><u>Three letters of support</u> were received from nos. 3 & 6 Eton Villas, and 10 Provost Road, summarised as follows:</p> <ul style="list-style-type: none">• Property is in a poor state and repair works are welcome• Works are sympathetic• Currently there are security issues as a result of the state of the property• Boundary treatment changes make the appearance more orderly <p>Officer Comment: Noted</p>					
Eton Conservation Area Advisory Committee (CAAC)	<p>An <u>objection</u> was received from the <u>Eton Conservation Area Advisory Committee (CAAC)</u>:</p> <p>This application will reverse the unsympathetic alterations which were carried out in 1979/80 and return the house to its original historical configuration. This is to be welcomed and the proposals are generally uncontentious. However there are two main concerns:</p> <ol style="list-style-type: none">1. Size of proposed dormers - The Heritage & Access Statement states that the new dormers will mirror those at No 3 Eton Villas but a detailed comparison of the drawings seems to indicate that they are slightly larger. In recent years oversized dormers have been an issue in this part of the conservation area and with no dimensions on the drawings it is difficult to form any judgment. We understand from the applicant that the intention is that the dimensions of the dormers will match precisely those of the neighbouring house (No. 3 Eton Villas). We ask that Officers ensure that this is the case.2. Boundary treatment - Following works to 4 Eton Villas in 1979/80 the Council took enforcement action to unauthorised works to the listed building. An appeal was lodged and the Inspector required <i>inter alia</i> the removal of the 'industrialised gates' to the Eton Villas frontage and the re-instatement of the low brick wall and pier more appropriate to the character of the conservation area. Page 20/21 of the Eton Conservation Area Appraisal identifies the valuable streetscape features that contribute to the character of the conservation area. On Eton Villas (eastside) these include the 'large mature horse chestnut at No.4' and the 'tall piers two bricks square with distinctive stone pier					

caps' and 'low walls with wooden infill panels'. At page 22 of the Appraisal concern is raised over the 2m high timber fencing to the Eton Villas frontage presenting a 'dead' elevation. The extended pavement crossover is a 'hangover' from the unauthorised works carried out some 40 years ago and rejected by the Inspector and Camden at that time and do not provide justification for a re-instatement of extended timber gates which will be harmful to the character and appearance of the conservation area. The removal of the existing low brick wall and accompanying pier as proposed would in our view be a retrograde step and its replacement by extended timber gates would harm the character of this pivotal part of the Eton Conservation Area.

Officer Comment:

- *The discrepancies between the dormers at no.3 and those proposed here are only minor. The dimensions at no.3 are 2.7m (W), 1.3m (H), 3.2m (D) with 2.7m between the dormers; those proposed at no. 4 are 2.7m (W), 1.4m (H), 3.1m (D) with 2.5m between the dormers. It is considered that these size differences are negligible and unnoticeable from street level where the dormers would be publically visible. The design of the proposal is addressed in para 3.1 of the report.*
- *The design impact of the boundary treatment alterations is assessed in para 3.4 of this report.*

Site Description

The application site comprises a four storey semi-detached dwellinghouse on the north-eastern side of Eton Villas, with a rear frontage onto Eton College Road and carparking in the front garden. The property forms part of a group of Grade II Listed semi-detached buildings at nos. 1-6 Eton Villas by John Shaw constructed circa 1849, with painted stucco and painted gabled roofs. The property is also sited within the Eton Conservation Area.

Relevant Planning History

4 Eton Villas (application site)

2018/2538/PRE - External and internal alterations including erection of 'lean to' side extension; installation of front and rear French doors; installation of 2 x dormer windows following removal of existing dormer and roof terrace and roof lights; installation of 1 x conservation style rooflight; installation of 1 x conservation style rooflight; formation of car port; and landscaping alterations – **Pre-application advice issued 24/07/2018**

2014/6423/L - Demolish and rebuild front wall (to match existing) following damage from tree roots – **Granted Subject to Conditions 13/01/2015**

8470186 - 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 – **Granted Listed Building Consent 22/08/1984**

H9/5/2/HB2326 - 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 – **Granted Subject to Conditions 17/04/1980**

3 Eton Villas

2017/5534/L - Internal alterations including non-original walls removed and relocated in others with reinstatement of existing openings at lower ground, upper ground and first floor and provision of second floor en-suite bathrooms. General repair and refurbishment works with some redecoration and restoration – **Granted subject to conditions 18/01/2018**

5 Eton Villas

None directly applicable

Relevant Policies

National Planning Policy Framework (2018)

London Plan (2016)

Camden Local Plan (2017)

A1 Managing the proposed impact of development

D1 Design

D2 Heritage

Eton Conservation Area Appraisal and Management Strategy

Assessment

1. The proposal

1.1. This application seeks planning permission for the following works:

External alterations:

- Removal of existing dormer and roof terrace to be replaced with 2 dormer windows to match those at no.3 Eton Villas (2.7m (W), 1.4m (H), 3.1m (D) with 2.5m between the dormers)
- Removal of 3 existing rooflights and installation of 1 conservation style rooflight
- Installation of replacement front and rear lower ground floor external doors
- Installation of side facing window at lower ground level
- Formation of external bin store at rear, cycle store and shed at front
- Redesigned entrance gates to carparking at front, fence top added and gate piers raised to rear boundary wall
- New soil vent pipe to and gutter to side of property
- Re-landscaping of garden including formation of extended hard landscaped patio areas

Internal alterations:

General:

- Internal lift to be removed

Lower Ground Floor:

- Installation of underfloor heating
- Removal of non-original internal walls
- Infill of non-original internal opening

Upper Ground floor:

- Installation of 3 bench radiators
- Removal of stair door
- Removal of non-original carpentry
- Removal of non-original partitions
- Change the hand of the sitting room door

First floor:

- Formation of staircase and partitions
- Installation of 2 bench radiators
- Formation of built-in storage beneath staircase
- Removal of non-original staircase
- Installation of heated towel rail
- Removal of non-original partitions

Second floor:

- Installation of 2 bench radiators
- Extension of existing mezzanine to form additional floor
- Formation of partitions

2. Revisions

2.1. No revisions were made during the course of this application.

3. Design and heritage

- 3.1. The proposed dormers are considered to be of an appropriate siting, scale and design to this listed building. Their installation would require the removal of the existing unsympathetic dormer and roof terrace, as well as the removal of 3 large rooflights. The dormers would approximately match the dimensions of the dormers previously approved at no.3 Eton Villas, and would fit discreetly into the roof slope. Detailed drawings of the dormers have been provided as part of the application and are considered to be appropriate. No harm would result from the addition of the dormers, and the removal of the existing dormer and terrace is considered to enhance the character, appearance and historic interest of the Grade II Listed Building.
- 3.2. Similarly the removal of the 3 existing roof lights and replacement by a conservation grade roof light is considered to be a positive contribution to the property. The remaining minor external alterations are similarly considered to be acceptable and would not result in harm to the character, appearance or historic interest of the Grade II Listed Building or surrounding conservation area.
- 3.3. The internal alterations would largely serve to remove previous unsympathetic non-original works to the building, and would serve to return the property to a more historic footprint and character. These are considered to enhance the special historic interest of the Listed Building.
- 3.4. The alterations to the boundary treatment to the front garden would remove an existing brick pillar and small section of the dwarf wall, to be replaced with larger access gates at the same height as the existing boundary gates/fence. The gates would thus match the width of the existing vehicular crossover. Whilst the existing pillar and dwarf wall do contribute to some degree to the character and appearance of the conservation area, it is considered that the alteration would have a neutral impact on the conservation area. The alteration would not increase the height of the boundary treatment, and the material and finish of the close boarded timber gates would match existing ones and is considered to be acceptable. The gates proposed here would not represent an 'industrial' appearance, and are considered to be sympathetic to the surrounding conservation area and streetscene. Whilst the addition would be entirely visible within the conservation area, it is considered that they would not harm its character.
- 3.5. The proposed sheds are considered to be of a subordinate scale, form and material finish. The storage and cycle sheds would be sited within the front garden, behind a high level boundary treatment and would not be immediately visible within views of the conservation area. The bin store to the rear of the property would also be hidden behind a high boundary wall. Given their discreet siting, scale and design, they would have a neutral impact upon the setting of the listed building and character of the surrounding conservation area. Given the small scale of the proposed sedum roof to the bin stores, it is considered not expedient to attach a condition securing details of the green roof in this instance. The alteration to the rear boundary treatment (to marginally increase the height of the existing piers and gate and adding a timber fence top) is considered to be acceptable and would have a neutral impact on the setting of the listed building and surrounding conservation area.
- 3.6. The landscaping alterations are considered to be acceptable and would have a neutral impact on the setting of the listed building and surrounding conservation area.
- 3.7. The proposed scheme complies with policies D1 and D2 of Camden's Local Plan, and it is considered that the works would serve to preserve or enhance the character and appearance of the host building, conservation area and Listed Building.

3.8. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and the special interest of the listed building, under s.16, 66 & 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4. Transport

4.1. Policy T2 of Camden's Local Plan seeks to encourage car-free development by resisting the development of boundary treatments and gardens to provide vehicle crossovers and on-site parking. This proposal would not lead to the creation of additional parking spaces within the site; however the alteration to the rear boundary would make it easier and safer for the existing car spaces to be accessed from the public highway. The proposal would not involve the loss of any on-street parking bays, and on this basis it is acceptable in transport terms.

5. Trees

5.1. It is noted that a horse chestnut tree subject to a Tree Preservation Order is sited on the corner boundary of the site, close to the proposed works to the boundary treatment. The tree is considered to significantly contribute the character of this part of the conservation area and to provide a high level of visual amenity to the public.

5.2. An arboricultural impact assessment and tree protection measures document has been submitted as part of the application. This has been assessed by the Trees Team and is considered sufficient to demonstrate that the works can be undertaken without adversely affecting the tree provided the measures set out in the arboricultural method statement are implemented.

5.3. Roots that are found to have a diameter of 50mm or greater will have a lintel built over them to form a bridge with a gap to allow for future root growth. This may be evident and the uniformity of the wall may be lost as the concrete lintel will be visible. However, given the visual amenity of the tree, and that the works would help to safeguard its future health, this is considered to be acceptable.

5.4. The scheme is therefore considered to be acceptable, subject to a condition on tree protection.

6. Impact on neighbouring amenity

6.1. 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.

6.2. By reason of the siting, scale and design of the proposed additions and alterations, they would not result in undue harm to neighbouring amenities. Whilst the proposed dormer windows have the potential for overlooking towards no.3, given the existing presence of fenestration and habitable space here, including the existing dormer and roof terrace at this level, the overlooking is considered not to significantly worsen the existing situation. It is also noted that the dormers would not project as far into the roof as the existing terrace, being pulled further from the eaves.

6.3. As such, the proposed development is in general accordance with policy A1 of the London Borough of Camden Local Plan.

Recommendation:

1. Grant planning permission subject to conditions
2. Grant listed building consent subject to conditions

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 26th November 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2018/3788/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 21 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

AtelierWest
Suite 5, 26 Cadogan Square
London
SW1X 0JP

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**4 Eton Villas
London
NW3 4SX**

DECISION

Proposal: External alterations including installation of replacement front and rear lower ground floor doors and side window; installation of 2 x glazed dormers following removal of existing dormer, roof terrace and roof lights; Installation of 1 x conservation style rooflight; erection of ancillary shed, bike and bin stores, with boundary treatment and landscaping alterations

Drawing Nos: 430/000, 430/001, 430/002, 430/003, 430/004, 430/005, 430/006, 430/007, 430/101 (Proposed Site Plan), 430/101 (Tree Overlay), 430/102, 430/103, 430/104, 430/105, 430/106, 430/107, 430/108, 430/109_Rev.A, 430/110, 430/111, 430/112_Rev.A, 430/113, 430/114, 430/115, 430/116, 430/117_Rev.A, 430/118, 430/119, 430/120, 530/008, Heritage Report Ref: RK/6107 by Adam Architecture, Heritage, Design & Access Statement Ref: 430 by Atelierwest dated 03/08/2018, Arboricultural Impact Assessment/Statement and Tree Protection Plan by Gifford Tree Service dated 01/08/2018, & Specific Defect Report by Stone Survey Ltd dated 31/01/2018

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building and boundary walls, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 430/000, 430/001, 430/002, 430/003, 430/004, 430/005, 430/006, 430/007, 430/101 (Proposed Site Plan), 430/101 (Tree Overlay), 430/102, 430/103, 430/104, 430/105, 430/106, 430/107, 430/108, 430/109_Rev.A, 430/110, 430/111, 430/112_Rev.A, 430/113, 430/114, 430/115, 430/116, 430/117_Rev.A, 430/118, 430/119, 430/120, 530/008, Heritage Report Ref: RK/6107 by Adam Architecture, Heritage, Design & Access Statement Ref: 430 by Atelierwest dated 03/08/2018, Arboricultural Impact Assessment/Statement and Tree Protection Plan by Gifford Tree Service dated 01/08/2018, Specific Defect Report by Stone Survey Ltd dated 31/01/2018.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report hereby approved. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DECISION

AtelierWest
Suite 5, 26 Cadogan Square
London
SW1X 0JP

Application Ref: **2018/4086/L**
Please ask for: **Ben Farrant**
Telephone: 020 7974 **6253**

21 November 2018

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**4 Eton Villas
London
NW3 4SX**

DECISION

Proposal: External and internal alterations including installation of replacement front and rear lower ground floor doors and side window; installation of 2 x glazed dormers following removal of existing dormer, roof terrace and roof lights; Installation of 1 x conservation style rooflight; erection of ancillary shed, bike and bin stores, with boundary treatment and landscaping alterations

Drawing Nos: 430/000, 430/001, 430/002, 430/003, 430/004, 430/005, 430/006, 430/007, 430/101 (Proposed Site Plan), 430/101 (Tree Overlay), 430/102, 430/103, 430/104, 430/105, 430/106, 430/107, 430/108, 430/109_Rev.A, 430/110, 430/111, 430/112_Rev.A, 430/113, 430/114, 430/115, 430/116, 430/117_Rev.A, 430/118, 430/119, 430/120, 530/008, Heritage Report Ref: RK/6107 by Adam Architecture, Heritage, Design & Access Statement Ref: 430 by Atelierwest dated 03/08/2018, Arboricultural Impact Assessment/Statement and Tree Protection Plan by Gifford Tree Service dated 01/08/2018, & Specific Defect Report by Stone Survey Ltd dated 31/01/2018

The Council has considered your application and decided to grant subject to the following condition(s):

Executive Director Supporting Communities



Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 430/000, 430/001, 430/002, 430/003, 430/004, 430/005, 430/006, 430/007, 430/101 (Proposed Site Plan), 430/101 (Tree Overlay), 430/102, 430/103, 430/104, 430/105, 430/106, 430/107, 430/108, 430/109_Rev.A, 430/110, 430/111, 430/112_Rev.A, 430/113, 430/114, 430/115, 430/116, 430/117_Rev.A, 430/118, 430/119, 430/120, 530/008, Heritage Report Ref: RK/6107 by Adam Architecture, Heritage, Design & Access Statement Ref: 430 by Atelierwest dated 03/08/2018, Arboricultural Impact Assessment/Statement and Tree Protection Plan by Gifford Tree Service dated 01/08/2018, & Specific Defect Report by Stone Survey Ltd dated 31/01/2018.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning