

Heritage Statement

59B Eton Avenue NW3 3ET

August 2020

Introduction

This statement is written to comply with paragraphs 128 and 129 of the National Planning Policy Framework 2012 (NPPF) which requires applicants to describe the significance of any heritage assets affected by alterations, including any contribution made by their setting, stating that 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

Such an approach is also identified as best practice in Historic England's 'Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment' (March 2015), which notes that 'the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision'.

The Heritage Asset

59 Eton Avenue was included on the statutory list of buildings of special architectural or historic interest at Grade II in September 1995. The description of the listing states:

Detached house. c1889. By Harry Measures; built by William Willett & Son. Red brick ground floor; upper floors yellow brick with red brick dressings and pilasters at angles; terracotta enrichment. Tiled hipped and gabled roofs with dormers and elaborate tall brick chimney-stacks with projecting cornices. Asymmetrical design. EXTERIOR: 3 storeys, attics and semi-basement. Irregular fenestration of 3 windows. Ground floor windows with small pattern glazed top lights; upper floor sashes with patterned glazing to upper halves only which also have glazing bars; all with gauged brick flat arches and central keystones. Left hand gabled bay with ground floor 5-light canted bay window supporting a balustrade the moulding of which continues in 2 bands across the facade. Tripartite sashes to 1st and 2nd floors with shaped aprons. 2nd floor terracotta swag enriched frieze which continues across the facade. Gable has round-arched window set in red brick band terminating with flanking ball finials; terracotta coped eaves with steps and pediment with ball finial. Slightly recessed central entrance bay has cornice hood supported on a brick bracket, above which a pedimented overlight with patterned glazing; part-glazed panelled door with sidelights. Sashes to upper floors, 2nd floor with pediment. Right hand bay with 3-light canted bay window, having continuous bracketed sill, rising from the semi-basement through the 1st floor to terminate with a parapet to the 2nd floor sash. Pedimented gable. INTERIOR: not inspected.

(Sourced from Historic Listed England - List Entry 1078311)

59 Eton Avenue was also included on the statutory list of buildings of special architectural or historic interest for its front garden boundary walls and gate piers listed at Grade II in January 1999. The description of the listing states:

Front garden boundary walls and gate piers to Nos.57-65

GV II

Garden boundary walls and gate piers. c1889. By Harry Measures; built by William Willett & Son. Red brick panelled walls with moulded coping; No.65 mostly restored. Gate piers, mostly with stone bands, have enriched terracotta friezes and cross gabled caps.

(Sourced from Historic Listed England - List Entry 1342059)

The Proposal

Planning permission is sought for the erection of a single storey rear outbuilding in rear garden of ground floor flat.

The existing boundary lines will all remain as existing.

Assent of Impact and Mitigation

Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that “no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.”

As such, for the erection of a single-story outbuilding to require listed building consent it must constitute an alteration in a manner which affects the special architectural or historic interest of the listed building.

There is no question that the erection of a single-story outbuilding constitutes an alteration to the listed building setting. However, it is not an alteration which affects the special architectural or historic interest of the listed building itself.

The appearance of the outbuilding has been designed to respect the surrounding area and is considered to have little to no impact on special architectural or historic interest of the listed building.

Careful consideration has been given to the proposed design to preserve the established trees to the rear of the garden. These will also provide a leafy canopy over the proposed outbuilding, offering an element of camouflage from the surrounding buildings.

The proposed new outbuilding takes on the form of a single story with a max height of 2.5m which appears subservient to the listed building and those that surround it.

The proposed exterior will be clad in high quality larch, a robust and sustainable material which would be left untreated to blend in with its natural surroundings.

It is considered that the outbuilding proposed is the most effective and appropriate form of design to achieve the required space whilst respecting the setting, special architectural and historic interest of the listed building.

Design and Access

Access arrangements are not affected by the proposed alteration. Clear and safe access will be available via side access through a gate into the garden.

Conclusion

It is considered that the proposed outbuilding is sensibly designed, proportioned and respects the setting, character and appearance of the listed building

17th August 2020

Shackadelic Ltd