



Figure 3.9 Staircase detailing including wooden panelling and balustrades



Figure 3.10 Stair balustrades at upper level



Figure 3.11 Egg and dart corning



Figure 3.12 Dentil corning



Figure 3.13 Wooden panelling, matching designs shown in Figure 3.8



Figure 3.14 Stairwell window, the glazing bars matching designs shown in Figure 3.8



Figure 3.15 Plaster wreath in Classical style on front elevation of building

Planning history

3.21 The below details the planning history of 31 Steeles Road beginning with the most recent proposals and going on to discuss historic alterations to the building fabric.

2011

3.22 An English Heritage plaque was recessed into the masonry fabric at first floor level on the front elevation of the property to commemorate the life of Leslie Hutchinson, discussed above at paragraph 3.14.

1999

3.23 Listed Building Consent was granted in 1999 for alterations to be made to the lower-ground floor of the property in order to accommodate a combined kitchen-dining space that benefitted from improved levels of natural light and accessibility. The proposals included the removal of a section of original wall and newer wall (which previously formed part of the boiler and store cupboard) and their replacement with panelled sliding doors that matched pre-existing joinery in the lower-ground floor.

3.24 Planning officers requested that the structural wall (original) be largely retained due to it being a fundamental element in the plan form of the rear room (the dining space). The proposals also included the removal of two original doors and their frames, leaving one open and the other replaced with a stud-wall. Amendments to the boiler cupboard and the door entering it were also approved. Two new openings from the corridor to the kitchen were also included in the proposal.

1987

3.25 Proposals were submitted and approval granted for the demolition and reconstruction of the front entrance stairs and the front wall and gate. In relation to the front gate, it was proposed that it would be reconstructed in accordance with the original design, featuring a wooden gate flanked by a medium height brick wall on either side, as presented in the original drawings from 1875 at **Figure 3.7**, differentiating from those shown in **Figure 3.8**.

1985

3.26 An application for both internal and external alterations at the property was granted in 1985. From drainage plans (Camden Local Studies and Archives Centre, drawing No.85/18), it can be seen that this application was in relation to the bathroom on the first-floor level. Works proposed included the removal and stud-wall infilling of the existing door and frame and a new door leading to the bedroom at the rear of the property, levelling of the timber boarding, removal of lath and plaster and replacement with render, removal of existing louvre window and replacement with sash and the removal of the bath and blanking off of services. The proposal also included repair works to the ornamental brick work in the bathroom.

1984

3.27 Proposals were submitted and consent granted in 1984 to reinstate balconies with balustrades to the living room at ground-floor level (on the west elevation) and to the bedroom at first-floor level, above the bow window (on the north elevation). The proposals included the use of steel channels being taken into the wall and fixed to the floor joists with concrete pad stones to support the weight of the balconies. The proposals also included the treatment of existing doors to improve appearance and for purposes of weatherproofing.

1983

3.28 Proposals submitted in 1983 referred to numerous alterations to the interior and exterior of the property. These included the removal of two lengths of partition wall in the lower-ground floor and the insertion of two new windows in existing blind openings. On the first floor, permission was requested to move an internal door and for the conversion of a dressing room into a bathroom. The proposal also concerned the removal of internal partitions in the attic so that a study could be formed from the existing bedroom and box room. Requests for permission to recover the roof and restore historic windows was also included in this proposal.

Historic

3.29 At some point in the building's history, most likely at some point in the early 20th century, a bow window has been installed into the main bay of the south façade (street-facing elevation). Previous to this, and demonstrated in original plans (**Figure 3.7**), the main body of the front façade featured two sash windows at lower-ground level, two larger sashes at ground-floor level and three smaller sashes at first-floor level. From the original plans, it appears the windows may have had stained-glass incorporated into their design. It appears that the sash window at first-floor level on the left side of the main façade was not removed when the bow window was added and is therefore most likely to be original.

3.30 Further changes to the structure of the property include the addition of the single-storey two window bay with an under-croft to the left of the front entrance. Map regression indicates this bay was added at some point between 1896 and 1916 (see **Figures 3.16 and 3.17**). The smaller of the two chimney stacks, situated on the right-hand side of the street-facing elevation, also appears to have undergone changes, appearing shorter in height in more recent plans than in the original drawings.

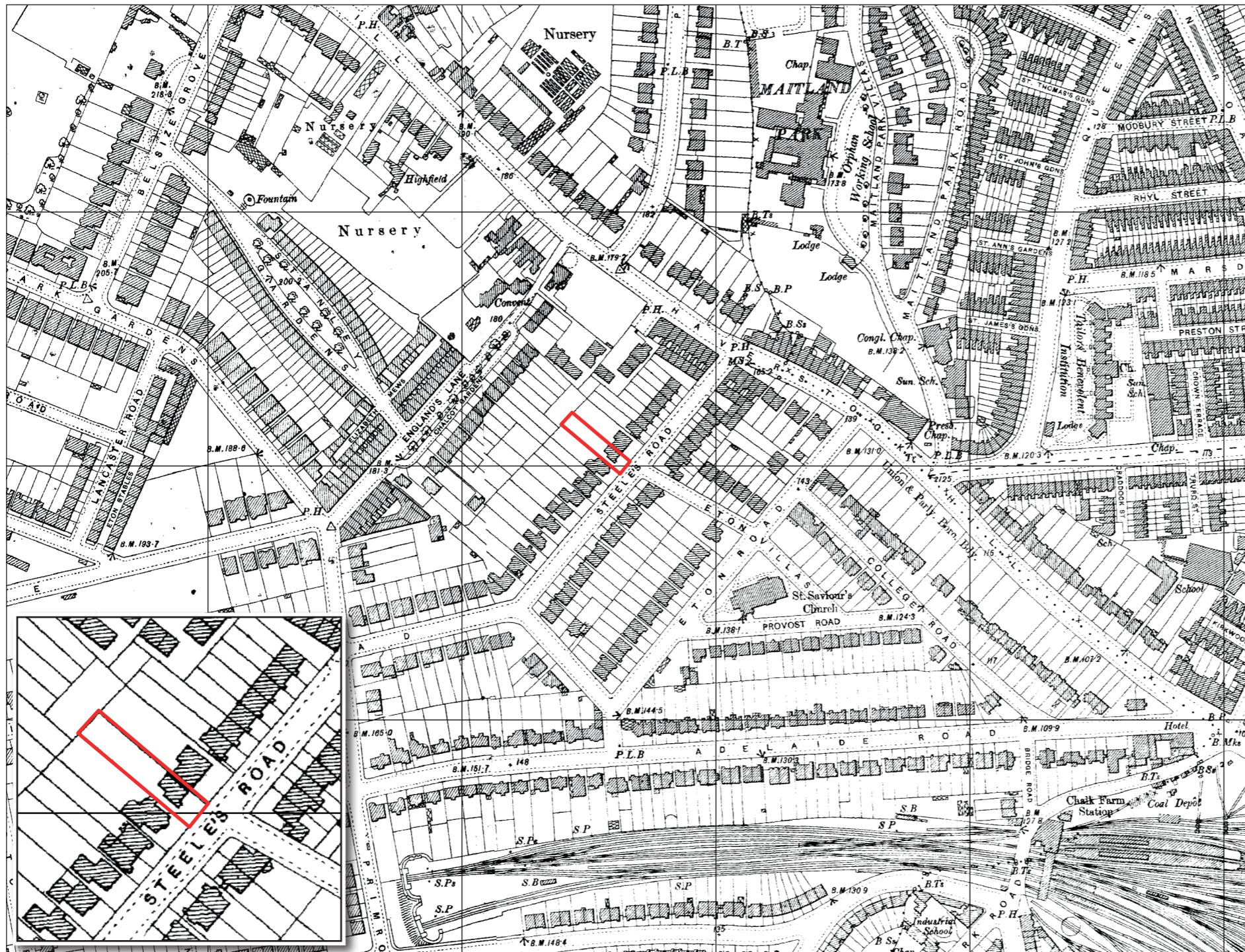


Figure 3.16 1896 OS Map

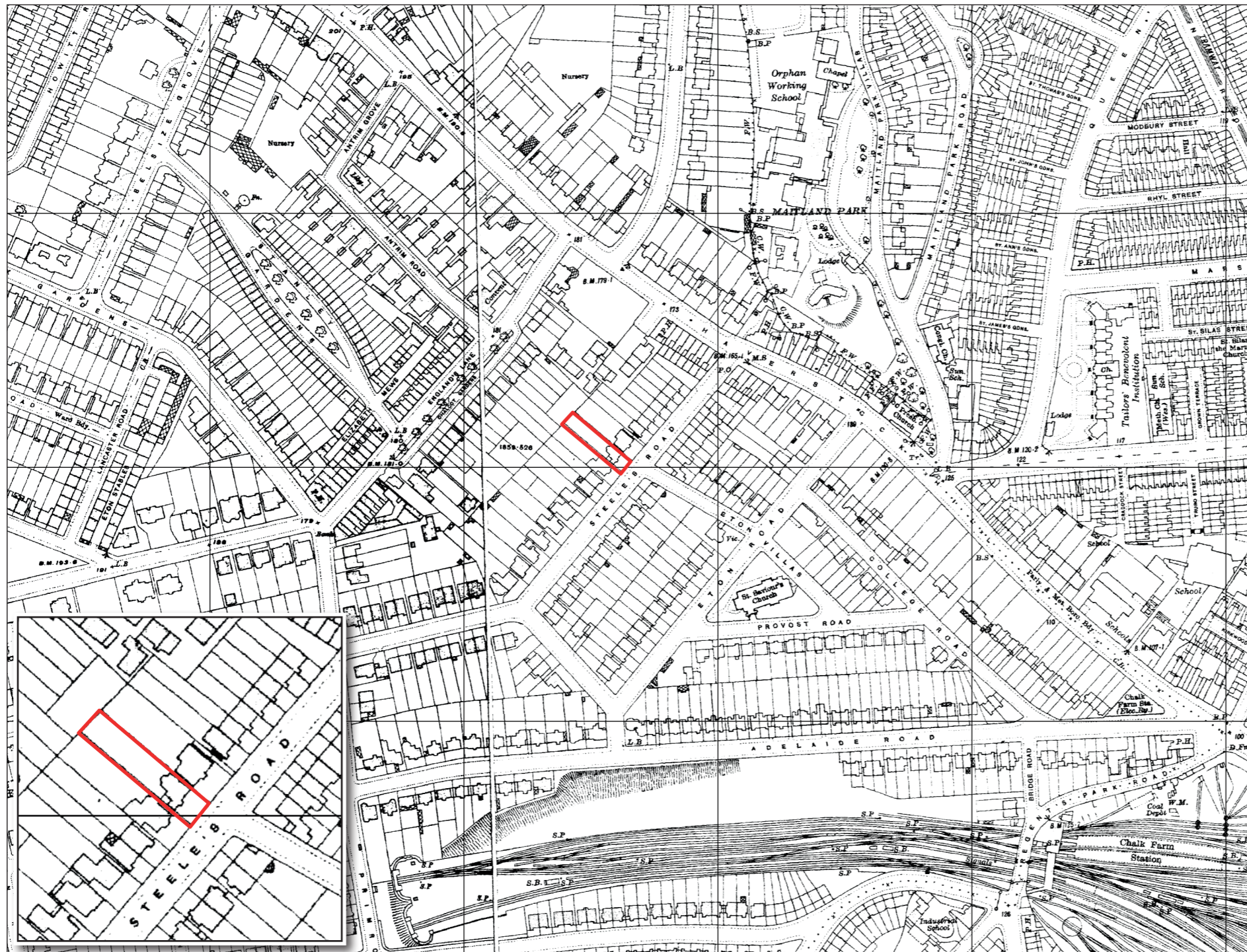


Figure 3.17 1915-16 OS Map

3.31 As with the addition of the bay, the date of these changes is unclear, the use of matching materials and the historic appearance of the new elements, however, suggests they were made in the first half of the 20th century.

3.32 Table 3.1 below details the planning history of 31 Steeles Road.

Application Reference	Description of Development	Decision
2011/5010/L	Installation of commemorative plaque recessed into masonry fabric at first floor level on the front elevation.	Granted 23-11-2011
LW9902137RI	Internal alterations to form kitchen/diner, as shown on drawing numbers; 9029/02B and 9029/01.	Grant L B Consent with Conditions 24-03-1999
LW9902137	Internal alterations to form kitchen/diner. (Plans submitted)	Withdrawn Applications - revision received 10-03-1999
8770040	Demolition and reconstruction of the front entrance stair and front wall and gate as shown on drawings No.84/21 23 24 and 28. (Not attached to online application documents).	Grant List.Build or Cons.Area Consent 15-04-1987
8570118	Internal and external works of alteration as shown on drawings No.85/17B and 18.	Grant.List.Build or Cons.Area Consent 17-07-1985
8470229	Works of alteration including the reinstatement of balconies and balustrades to ground and first floors as shown on drawings Nos.85/15B 16B & 17 revised on 3rd September 1984.	Grant List.Build. or Cons.Area Consent 07-11-1984
HB/3206	Internal and external works of alteration	Conditional 30-08-1983

Table 3.1 Planning history of 31 Steeles Road

- 3.33 Houses inevitably change over time to meet residents changing needs and requirements. The planning history for the property and archival evidence demonstrates that a considerable number of internal and external alterations have been undertaken to the property, both prior to the property being listed in 1982 and since.
- 3.34 These can be summarised on a floor by floor basis as follows:
- The lower ground floor originally comprised a kitchen and breakfast room, with ancillary scullery and pantry. It has been altered by changes including:
 - The addition of a side extension, including an under-croft in the late 19th/early 20th century, including openings in the flank wall to provide access to the main house.
 - A bow window installed into the main bay of the south façade (street-facing elevation) in the early 20th century, which replaced two sash windows at lower-ground level.
 - Alterations to the lower ground floor approved in 1983, including the removal of two lengths of partition wall and the insertion of two new windows in existing blind openings.
 - Alterations to the lower-ground floor, approved in 1999, which accommodated a combined kitchen-dining space. The alterations included the removal of a sections of the original spine wall and a boiler and store cupboard and their replacement with panelled sliding partition doors. The proposals also included the removal of two original doorways, leaving one open and the other replaced with a stud-wall. Amendments to the boiler cupboard and the door entering it were also approved. Access to the staircase up to the ground floor was blocked from the hallway by the insertion of a partition.
 - The ground floor originally included principal rooms, such as the dining room. It has been altered over time by changes including:
 - The addition of a side extension in the late 19th/early 20th century.
 - A bow window installed into the main bay of the south façade (street-facing elevation) in the early 20th century, which replaced two large sashes at ground-floor level.
 - In 1984 consent was granted to reinstate balconies with balustrades to the living room at ground-floor level (on the west elevation) and to the bedroom at first-floor level, above the bow window (on the north elevation).
 - Alterations to the first floor have included:
 - A bow window installed into the main bay of the south façade (street-facing elevation) in the early 20th century, which replaced three small sashes at first-floor level.
 - Consent was granted in 1983 for moving an internal door and for the conversion of a dressing room into a bathroom.
 - In 1984 consent was granted to reinstate balconies with balustrades to the living room at ground-floor level (on the west elevation) and to the bedroom at first-floor level, above the bow window (on the north elevation).
 - Approval was given in 1985 for alterations to the bathroom including the removal and stud-wall infilling of the existing door and frame and a new door leading to the bedroom at the rear of the property, levelling of timber boarding, removal of lath and plaster and replacement with render, removal of existing louvre window and replacement with sash and the removal of the bath and blanking off of services.
 - Second floor alterations included:
 - Proposals approved in 1983 included the removal of internal partitions so that a study could be formed from the existing bedroom and box room.
 - The exterior of the property has been subject to a number of alterations, including:
 - The addition of a side extension, including an under-croft in the late 19th/early 20th century.
 - A bow window installed into the main bay of the south façade (street-facing elevation) in the early 20th century, which replaced two sash windows at lower-ground level, two larger sashes at ground-floor level and three smaller sashes at first-floor level.
 - In 1984 consent was granted to reinstate balconies with balustrades to the living room at ground-floor level (on the west elevation) and to the bedroom at first-floor level, above the bow window (on the north elevation).
 - Proposals were approved in 1987 for the demolition and reconstruction of the front entrance stairs and the front wall and gate.
 - An English Heritage Blue Plaque was recessed into the masonry fabric at first floor level on the front elevation of the property to commemorate the life of Leslie Hutchinson in 1999.

// 31 STEELES ROAD, LONDON, NW3 4RE



Assessment of Heritage Assets' Significance

4.0 ASSESSMENT OF HERITAGE ASSETS' SIGNIFICANCE

4.1 In accordance with the development plan policies set out in **Section 2** and paragraph 189 of the NPPF we describe the significance of relevant heritage assets, in a level of detail sufficient to understand the potential impact of the proposals on the significance of the relevant heritage assets.

4.2 This section provides an assessment of the significance grade II listed 31 Steeles Road and its contribution to the significance of Eton Conservation Area.

Summary of significance

4.3 The Glossary of the NPPF provides a definition of significance. Here, the 'heritage interest' of an asset may be archaeological, architectural, artistic or historic. Significance derives not only from the physical presence of the building, but also from its setting. The NPPF describes significance as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting."

4.4 In forming a judgement on the significance of the property and its contribution to the character and appearance of the Conservation Area, due regard has been paid to the relevant Historic England guidance prepared in Conservation Principles (2008). This document aims to prompt thought about significance through a consideration of the values that might be ascribed to a place, and proposes four broad groups intended to guide comprehensive assessment of those values. The categories of evidential, historical, aesthetic and communal value, which encompass distinctive yet interrelated aspects of significance such as associative, illustrative, design, social and spiritual value, provide a useful framework for assessing and understanding significance.

4.5 The following table shows how the heritage values identified in Conservation Principles could be considered to relate to those identified in the NPPF:

English Heritage Conservation Principles (2008)	National Planning Policy Framework (2018)
Evidential value	Archaeological interest
Historical value (illustrative, associational)	Historic interest
Aesthetic value (fortuitous, design, artistic)	Architectural and artistic interest
Communal value (commemorative, symbolic, social, spiritual)	Not explicit, but could be interpreted as the value of a heritage asset to this and future generations

31 Steeles Road

4.6 The significance of 31 Steeles Road has been considered in accordance with the values identified in the NPPF.

Archaeological interest

4.7 The property at 31 Steeles Road was built in the late-19th century within a suburban environment that was undergoing continuous phases of development. It is therefore not an isolated example of a building of significant age and does not possess archaeological value.

Historic interest

4.8 The property possesses historic interest as an individualistic late-19th century house that differentiated from existing villa development.

4.9 The association of the building with J.M Brydon, a prominent 19th century architect, is a fundamental element of the building's historic interest and is a reflection of the architect's transition from designing domestic buildings to public and civic ones.

4.10 The artistic context which characterises this building is an additional strand of historic interest. The building's individualistic design within the setting of an artists' neighbourhood and its occupancy by a number of high profile creative individuals, most prominently 1920s-30s cabaret performer Leslie Hutchinson, reflects the property's cultural heritage. This is endorsed and articulated by the English Heritage blue plaque recessed into the masonry fabric at first floor level on the front elevation of the property to commemorate the life of Leslie Hutchinson.

Architectural and artistic interest

4.11 Architectural interest is attached to the assumption that the building was designed by the architect as his personal residence. It is therefore an indication of his particular architectural and artistic style.

4.12 The principle elevation of the property possesses aesthetic value in its appearance as part of the range of individualistic villas on the north side of Steeles Road, however the fenestration has not retained its original arrangement and a bow window and side extension have altered the original appearance and form of the property.

4.13 The survival of some original and historic architectural features, both internally and externally, contributes positively to its architectural value. Photographic survey, and comparison with drawings of Brydon's architectural detailing (**Figure 3.8**), has demonstrated that some panelling, windows, cornicing, architraves and internal woodwork and decorative plasterwork survive.

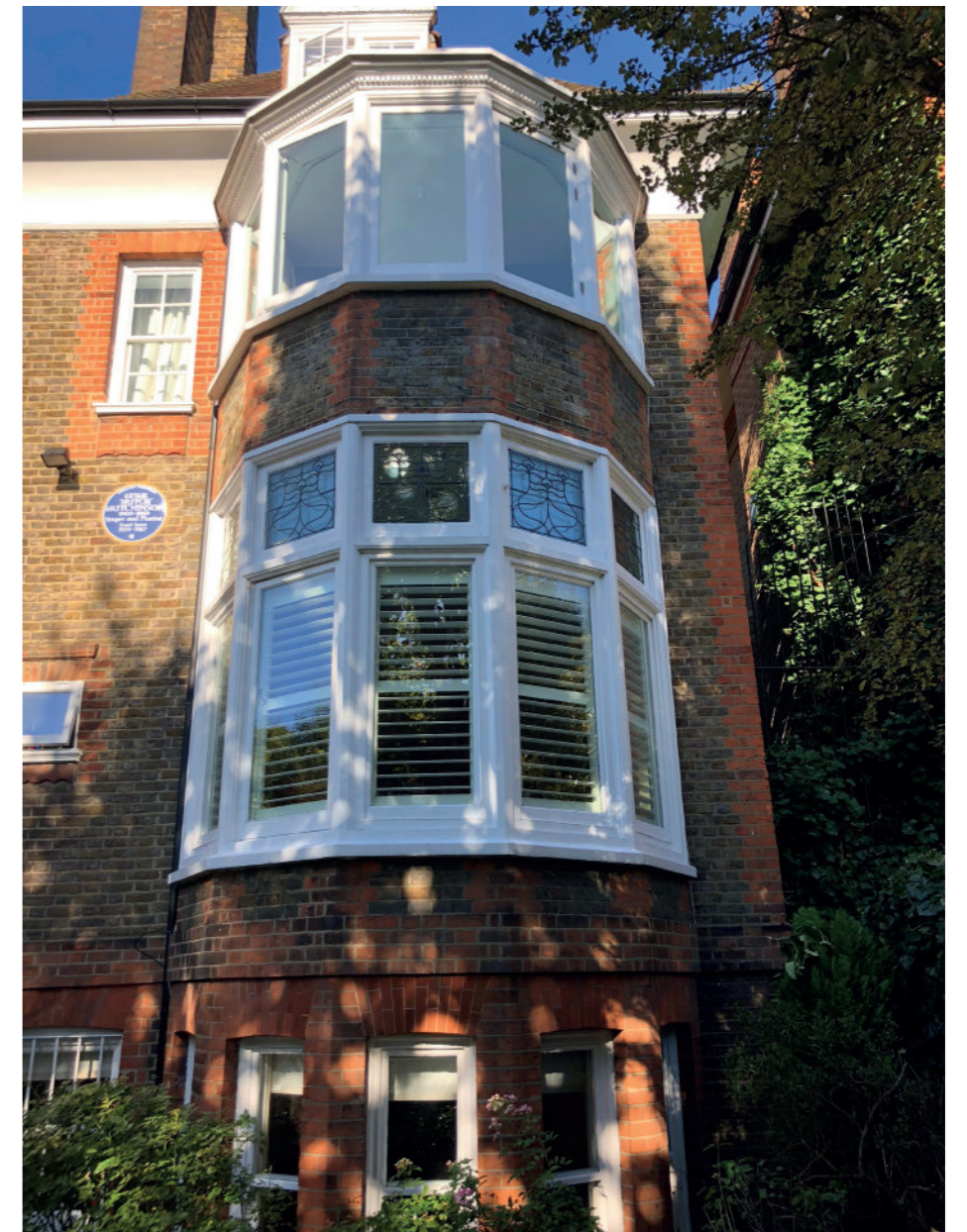
4.14 The property has been subject to various internal alterations over time as detailed in **Section 3**. These changes have included alterations to the original plan form and changes of use of various rooms to meet the various needs of different occupiers over time. Original architectural features within the house have been lost, such as that shown in **Figure 4.1**, and there have been additions to the building fabric, which mark a change from the original form and appearance of the house, such as the addition of the bow window bay to the principal elevation (**Figure 4.2**) and the two bay side extension. Some alterations that have taken place have not been sympathetic to the historic character of the building and as such it has not been wholly preserved.



Figure 4.1 Unsympathetic alterations to where a fireplace would have originally been situated



Figure 4.2 Bow window bay to front of house, dated to the early 20th century



Setting

- 4.15 The form and style of the other houses which comprise Steeles Road provide a built context within which the history of the property can be understood. The surrounding historic development complements the building in scale, massing and materials.
- 4.16 The mature planting which lines Steeles Road is a similarly positive feature of the building's setting, channelling long views in both directions down the street and providing an attractive environment in which to appreciate the house's architectural quality.
- 4.17 The setting generally makes a positive contribution to an appreciation of the building's significance.

Summary

- 4.18 The significance of the listed building lies primarily as an example of work by the architect J.M. Brydon, albeit altered from the original design, and as a property within which Brydon himself lived and reflected his personal tastes and styles. It is also of historic interest as the former residence of Leslie Hutchinson, which is celebrated by the English Heritage Blue Plaque attached to the principal elevation of the property. The individualistic design of the property within the setting of an artists' neighbourhood also contributes to the significance of the property, as do significant architectural features where they survive.

Eton Conservation Area**Overview of Conservation Area**

- 4.19 The Eton Conservation Area was designated in December 1973, described in the Borough's Planning and Communications Committee as a 'small but complete enclave of early Victorian villas centred around St Saviour's Church' (Camden Council, Eton Conservation Area Statement, 2002).
- 4.20 31 Steeles Road falls into Sub Area 1 which is the largest of the four sub groups and represents a collection of buildings that were primarily developed in the second half of the 19th century. The central focus of this sub-area is the Grade II listed St Saviour's Church, built in 1850-56.
- 4.21 The north side of Steeles Road comprises a number of grade II listed buildings dating from the 1870s, including Nos. 31 and 32, which was also designed by Brydon, and Nos. 35-39 which were designed by Batterbury & Huxley. Despite their individualistic nature, the stylistic variations, massing, height and materials are shared across the properties. Most of the villas have small, enclosed front gardens, large back gardens and the street is lined with mature trees, providing an attractive public realm.
- 4.22 The Eton Conservation Area has been designated due to the number of high quality buildings within its perimeter that have both historical and architectural interest; the enduring character of the area and the 'complete' nature of the Victorian architecture constitutes the key element of its significance.

Contribution of 31 Steeles Road to significance of CA

- 4.23 31 Steeles Road is an example of the mid-to-late 19th century development that urbanised this formerly rural area. The property makes a particular contribution to the significance of Eton CA as a result of its aesthetic qualities and non-conformist design, distinguishing it from surrounding villa development. Despite changes to the building's frontage, its architectural quality has generally been sustained, thus contributing to the CA's 'complete' nature.
- 4.24 Furthermore, the artistic narrative of the building, built amongst those designed for artists, contextualises the history and character of the area. 31 Steeles Road therefore contributes to an understanding of the significance of Eton CA, an area which has historically attracted artists and creatives throughout the 19th and 20th centuries.

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Assessment of the Proposals

5.0 ASSESSMENT OF THE PROPOSALS

- 5.1 This assessment considers the application proposals in the context of national and local planning policy relating to new design and development which affects heritage assets. As outlined in **Section 2** of this report, the current application falls to be determined in accordance with the Development Plan, and with special regard to the desirability of preserving or enhancing the special interest of the listed building and the character and appearance of the Eton Conservation Area.
- 5.2 The proposals are detailed in the plans that form part of this application submission (see drawing schedule) and Design and Access Statement, prepared by Heat Architecture. The key proposals include minor internal alterations and structural improvements to the property, a single storey rear extension that is sub-ordinate to the existing building and of a design that is in keeping with the existing property, and new hard and soft landscaping to the rear of the property.
- 5.3 A Structural Appraisal Report and associated drawings, prepared by Conisbee, also form part of this application submission. The report identifies that the existing property has suffered from a poor original structural arrangement and includes proposed works that would enhance the robustness of the building. Where the proposals would entail openings within existing masonry walls they have been carefully considered to minimise any impact and designed to include downstands that enable the plan form to remain discernible whilst performing the necessary structural function.
- 5.4 The proposals have been considered carefully and designed to ensure they relate sensitively to the character and appearance of the property and do not detract from the special interest of the listed building or the character and appearance of the Eton Conservation Area. The proposals include the reinstatement of some traditional architectural features and the retention of surviving architectural features including decorative architraves and corncicing, wooden panelling, balustrades and windows detailed in **Section 3**.
- 31 Steeles Road**
- 5.5 We turn now to those works of alteration proposed to the listed building. The general approach to these is restorative and to enable improvements to the property where practicable, and has been the subject of great care and consideration on the part of the design team. The proposed alterations have been informed by an understanding of the historic and architectural interest of the existing building and its existing structural condition.
- 5.6 For the purposes of this assessment, the proposals have been grouped below to reflect the key elements of the proposals and their impact on the relevant significance of the listed building.
- Internal works**
- 5.7 The original plan forms of historic buildings, where they remain, can be of importance and where significant should not be compromised by unsympathetic alterations unless reasonably justified.
- 5.8 In general the character, proportion and integrity of principal rooms (at ground and first floor level) should be preserved where they survive, with a greater degree of flexibility and ability to accommodate change afforded elsewhere.
- 5.9 As detailed in **Section 3** and **4**, the original plan form of the building has been altered to suit the varying needs of different occupiers over time.
- 5.10 The lower ground floor originally comprised a kitchen and breakfast room, with ancillary scullery and pantry. It has been altered by changes including the addition of a side extension, a bow window to the front elevation and alterations to the floor plan.
- 5.11 The proposals for the lower ground floor allow for an improved layout of residential accommodation and the reinstatement of the hallway access to the staircase up to the ground floor. In addition, the proposals will enable the removal of some non-original partitions. Where partition walls are proposed these are features that could be removed in the future and do not significantly alter the integrity of the existing plan form.
- 5.12 As part of the structural improvements to the property some masonry walls are proposed to be removed and new structural supports installed. These are detailed in the Structural Report and relevant drawings. The location and size of the openings have been carefully considered to minimise the impact on the character of spaces and the existing built fabric. The proposals include the provision of downstands to enable the position of the existing masonry walls to be discernible once removed.
- 5.13 Having regard to the altered nature of the lower ground floor and its limited contribution to the significance of the listed building, the proposals overall are considered not to adversely affect the special interest of the property.
- 5.14 The ground floor has similarly been altered over time by changes including the addition of a side extension and bow window. The general floor plan broadly reflects that of the original property, though new doorways providing access to the side extension and some interior features such as cupboards have been removed.
- 5.15 The proposals for the ground floor consist of minor alterations that would not alter the existing proportions or layout of the floor plan. The proposals include a proposed dumbwaiter in the Kitchen/Dining Room, which has been located to utilise an existing boiler cupboard below and existing service routes. The proposals include some structural improvements and the reinstatement traditional architectural features, including pendant lighting and a traditional fireplace surround in the ground floor front room. Overall, the proposals are considered to preserve the existing floorplan and the reinstatement of a traditional fireplace surround is considered to represent an enhancement to the special interest of the property.
- 5.16 The first floor has been altered to accommodate the bay windows installed to the front of the property, a balcony to the rear, and internal alterations including converting a dressing room to a bathroom.

- 5.17 The proposals for the first floor consist of alterations that would not significantly alter the general layout of the existing floor plan. The works proposed include some necessary structural improvements that require the replacement of an existing partition wall. This is detailed in the supporting drawings and Structural Report, and entails moving the position of a partition wall to allow for the joists and floor to be re-levelled without additional joists/firings and to pick up loft loads above as necessary, with these being more directly transferred to the ground (See Paragraph 3.3.3 of the Structural Report).
- 5.18 Overall, the proposals for the first floor are considered to have a limited impact on the special interest of the property and would enable improvements to its structural integrity.
- 5.19 The second floor of the property is of limited architectural interest and has been altered over time, including the removal of internal partitions so that a study could be formed from the existing bedroom and box room.
- 5.20 The proposals for the second floor maintain the general plan form and would not adversely impact on the special interest of the property.
- 5.21 Policy and guidance acknowledges that repairs and alterations are sometimes necessary to modernise or adapt a listed building and states that where repair and alteration works are to be carried out the works should relate sensitively to the original building and match the original where practicable.
- 5.22 An aim of the proposed works is to upgrade the existing services for the building, as described in the submitted 'M and E Services Blueprint' report prepared by Peter R Jones and Associates and shown on the associated indicative drawings. The property has existing services and the works provide an opportunity to upgrade and rationalise these. The objective is to improve the service provision, minimising visual impact and preserving the significance of the listed building. The general principles of the indicative proposals are to conceal service distribution using existing voids and service routes where feasible and for any external fixtures to be discrete. Further detail of relevant aspects could be secured by appropriate condition if required, for example the location and appearance of home security equipment and ventilation and extractors.
- 5.23 The proposals include the reinstatement of some traditional architectural features and the retention of surviving architectural features including decorative architraves and cornicing, wooden panelling, balustrades and windows where these remain. As detailed in the Design and Access Statement, where new joinery is proposed it has been designed to match with surviving architectural features and to be in keeping with the character of the property. Where new windows and/or doors are proposed these have been designed to be in keeping with the character of the property.
- External works**
- 5.24 As detailed in **Section 3 and 4**, although the exterior of the property has been subject to a number of alterations, it remains of architectural interest and positively contributes to the character and appearance of the Eton Conservation Area. Consequently the proposals have sought to preserve the significant architectural features of the exterior of the property and comprise works that integrate well with the existing building and the Eton Conservation Area.
- 5.25 The proposed works would not alter the principal elevation of the property and would retain significant features including the English Heritage Blue Plaque for Leslie Hutchinson.
- 5.26 The original features to the front and rear elevations, are to be retained, with repair and redecoration where needed to improve the appearance of the building. The existing balconies will be replaced like for like. and the new stair from the balcony on the west elevation will include a balustrade that matches the white painted timber of the existing balconies and windows.
- 5.27 The Proposed Development includes landscaping improvements to the rear of the property that provide appropriate soft landscaping and high quality boundary treatments. The landscaping to the rear of the property allows for an improved arrangement and access to the rear garden from the lower ground floor level whilst preserving the character and appearance of the property.
- 5.28 The proposed single storey infill side extension to the existing side extension would be:
- Subordinate to the main building;
 - Of a design that reflects the style and details of the existing building; and
 - Use materials consistent with that of the existing building.
- 5.29 The proposed single storey infill side extension is of an appropriate form and scale that is discrete and the proposed materials and architectural detailing are in keeping with the appearance of the existing property. The provision of a green roof would provide ecological benefits and be of a natural appearance in keeping with the existing landscaping and rear garden. The submitted drawings include details of the proposed green roof, which includes lichen and other low maintenance planting.
- Summary**
- 5.30 The proposals are considered to be a sympathetic design response that is in keeping with the existing buildings' architectural character and enable the provision of an improved quality of residential floorspace and landscaping and structural improvements.
- 5.31 The significance of the listed building as an example of work by the architect J.M. Brydon and as the former residence of Leslie Hutchinson, would be preserved by the proposals.
- 5.32 The proposals ensure that:
- the overall effect of the proposals would not be detrimental to the architectural or historic integrity of the property;
 - the alterations are in accordance with the period, style and detailing of the original building or with later alterations of architectural or historic interest where relevant;
 - existing significant detailing and architectural features of the building will be preserved, repaired or, if missing, replaced like for like; and
 - the interior alterations, side infill extension and landscaping works relate sensitively to the existing building.

5.33 The proposals have been informed by a structural review of the property undertaken by Conisbee, Structural Engineers. The Structural Statement, submitted as part of the application, details the structural appraisal of the existing building that was undertaken, including visually investigating existing cracking and movement, and details proposed structural alterations and repairs to the existing property to address the structural issues identified.

5.34 Having regard to the above, the proposals overall are considered to preserve the special interest of the listed building and would enable improvements to the structural integrity of the existing building.

Eton Conservation Area

5.35 The existing building includes some features, materials and architectural details that positively contribute to the appearance of the Eton Conservation Area. Accordingly, the proposals have been carefully designed to respect the character and appearance of the existing building and the Eton Conservation Area.

5.36 The proposals would not alter the principal façade of the property and would not be discernible from publically accessible vantage points. The proposals would maintain the residential use and character of the property and would enable relevant existing architectural features to be refurbished or replaced with like for like materials.

5.37 The proposed external alterations to the rear of the property are considered to be sympathetic to the appearance of the existing property. In accordance with the Eton Conservation Area Statement the proposed extension is of an appropriate design and scale that is sub-ordinate to the main building and would be unobtrusive.

5.38 The landscaping to the rear of the property allows for an improved arrangement and access to the rear garden from the lower ground floor level whilst preserving the character and appearance of the property by virtue of the proposed design and use of materials.

5.39 The proposals are of an appropriate design and will, at the very least, preserve the character and appearance of this part of the Eton Conservation Area and therefore meet the statutory objective of Section 72 (1) of the Planning (LBCA) Act 1990.

Setting considerations

5.40 The proposals would have a minimal impact on the setting of designated heritage assets outside of the application site. The works relate to internal alterations to an existing building and the external alterations are discrete and focussed to the rear of the property and generally screened by existing property boundaries.

5.41 The setting of the neighbouring grade II listed property, 32 Steeles Road, would be preserved. Where apparent, the proposed works would appear in keeping with the existing property and preserve the character and appearance of the existing building and rear garden.

5.42 We conclude that there would be no harmful impact on the setting of designated heritage assets within the vicinity of the application site.

6.0

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Conclusion

6.0 CONCLUSION

- 6.1 This Heritage Statement has been prepared in support of the applications seeking planning permission and listed building consent for the Proposed Development at 31 Steeles Road, London, NW3 4RE.
- 6.2 In line with the requirements at paragraph 189 of the NPPF, this report has investigated and set out the special interest of the listed building and its contribution to the character and appearance of the Eton Conservation Area within which it is located. This has been carried out in order to inform the development proposals and an assessment of the impact of the proposals on this significance.
- 6.3 The findings of this assessment are that the special interest of the listed building is primarily as an example of work by the architect J.M. Brydon, albeit altered from the original design, and as a property within which Brydon himself lived. It is also of historic interest as the former residence of Leslie Hutchinson, which is celebrated by the English Heritage Blue Plaque attached to the principal elevation of the property. The individualistic design of the property within the setting of an artists' neighbourhood also contributes to the significance of the property, as do historic architectural features where they survive.
- 6.4 The property has been subject to various alterations over time as detailed in **Section 3**. These changes have included alterations to the original plan form and changes of use of various rooms to meet the various needs of different occupiers over time. Original architectural features within the house have been lost and there have been additions to the building fabric, which mark a change from the original form and appearance of the house, such as the addition of the bow window bay to the principal elevation and the two bay side extension.
- 6.5 The proposals would not alter the principal façade of the property and would not be discernible from publically accessible vantage points. The proposals maintain the residential use of the property and enable relevant existing architectural features to be refurbished or replaced with like for like materials. The external alterations to the rear of the property are considered to be sympathetic to the appearance of the existing property and the internal alterations proposed would enable improvements to the structural stability of the property and include the re-installment of some historic architectural features whilst enabling an improved layout and quality of residential accommodation.
- 6.6 The proposals preserve the key elements that contribute to the significance of the listed buildings, and their contribution to the Eton Conservation Area. Furthermore, the proposals will improve the special interest of the property where opportunities have been identified through the reinstatement of historic architectural features.
- 6.7 The external works will appear entirely consistent with the appearance of the building, fully integrating with the existing building, and be of a scale that is discrete and sub-ordinate to the main buildings.
- 6.8 The quality of the design, the detailed consideration of the landscaping proposals and the appropriate scale, massing, height and use of materials for the proposals will ensure an appropriate form of development is delivered, in accordance with the NPPF.
- 6.9 In our view, the proposals meet the objectives of London Plan Policy 7.4, and are of a design that would contribute positively to the surrounding area, are informed by the historic context and will make a positive contribution to the character and appearance of the existing Site. In accordance with London Plan Policy 7.6 the proposals comprise details and materials that complement the architecture of the existing building and are of a composition and scale suitable for the property.
- 6.10 In accordance with Policy D1 (Design), the proposals would:
 - Respect the local context and character;
 - Preserve the identified heritage assets in accordance with Policy D2 (Heritage);
 - Comprise details and materials that are of high quality and complement the local character;
 - Integrate well with the existing building and the character and appearance of the Eton Conservation Area;
 - Incorporate high quality landscape design and maximise opportunities for greening, for example through planting of soft landscaping and a proposed green roof; and
 - Seek to carefully integrate building services.
- 6.11 In accordance with Policy D2 (Heritage), overall the proposals would:
 - Preserve the architectural and historic interest of 31 Steeles Road and
 - Preserve the character and appearance of the Eton Conservation Area.
- 6.12 In accordance with the Eton Conservation Area Statement the proposed extension is of an appropriate design and scale that is sub-ordinate to the main building and would be unobtrusive. The proposals would also repair or replace relevant architectural features with like for like materials.
- 6.13 The Proposed Development is deemed to be of an appropriate quality of design that is in keeping with the original property and is considered to, at the very least, preserve the character and appearance of the listed building and Eton Conservation Area. The proposed alterations would enable improvements to the existing residential accommodation and to address structural issues with the existing building, whilst respecting the historic character and architectural interest of the property and Eton Conservation Area.
- 6.14 We consider that overall the proposals would conserve the significance of the listed building and the character and appearance of the Eton Conservation Area, complying with relevant development plan policies including London Plan Policy 7.8 (Heritage Assets and Archaeology) and Local Plan Policy D1 (Design) and Policy D2 (Heritage).
- 6.15 We therefore consider that the proposed development meets the statutory provisions of Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and complies with the requirements of the NPPF, as well as the relevant Development Plan policies.

// 31 STEELES ROAD, LONDON, NW3 4RE



APPENDIX 1: List Description



Historic England

31, STEELES ROAD

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: 31, STEELES ROAD

List entry Number: 1378812

Location

31, STEELES ROAD

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

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 27-May-1982

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 478167

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2784NE STEELE'S ROAD 798-1/52/1537 (North side) 27/05/82 No.31

GV II

Detached house. 1874. By JM Brydon who lived here briefly. Windows altered, especially front bay. Red stock brick with tiled roofs and dormers. EXTERIOR: 2 storeys, attic and semi-basement. Asymmetrical, picturesque arrangement of, to left, single storey 2-window bay; gauged brick flat arches to slightly recessed, narrow sashes with exposed boxes; tall hipped roof. A projecting

brick porch next to this with pilasters and cornice supporting brick pedimented parapet having a terracotta plaque with sunflowers in a vase and dated 1874. Part glazed panelled door approached by steps. To the recessed bay behind, a single sash with exposed boxing and shaped brick gable terminating in segmental pediment. Main bay to right with bowed bay windows of 5 lights rising from basement; small window with apron to left on ground floor, narrow sash to left on 1st floor. Deep, stuccoed, coved eaves cornice. Pyramidal roof with ball finial and 2-light dormer with segmental pediment containing plaster Classical head in wreath. Appearing to the left of the roof, 2 very tall brick chimney-stacks of slightly differing heights. INTERIOR: not inspected. (Victoria County History: Vol. IX, Middlesex: Paddington & Hampstead Parishes: London: 1989-: 64).

Listing NGR: TQ2771884607

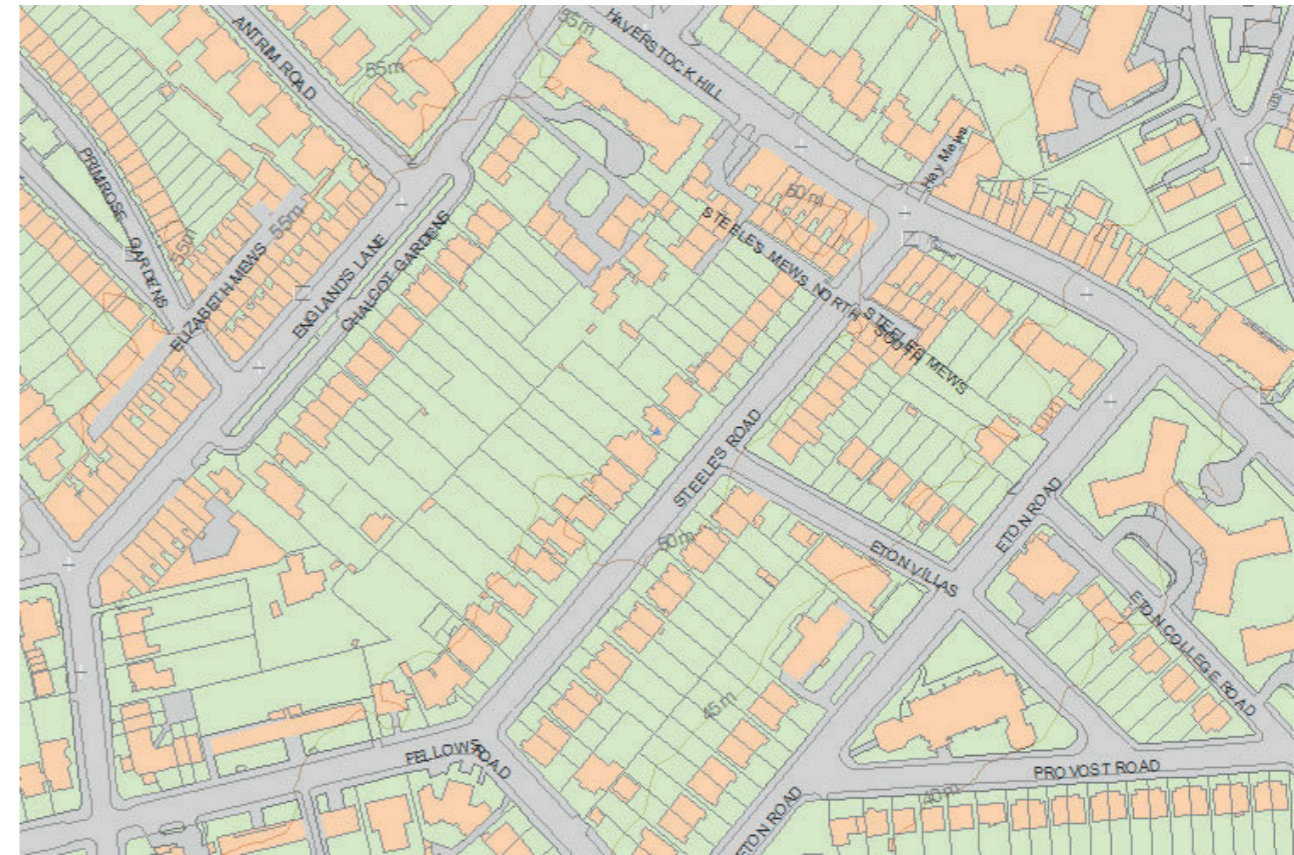
Selected Sources

Books and journals

The Victoria History of the County of Middlesex: Volume IX, (1989), 64

National Grid Reference: TQ 27718 84607

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1378812.pdf](#) (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/402246/HLE_A4L_Grade|HLE_A3L_Grade.pdf).

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 10-Jul-2018 at 03:00:22.

End of official listing

