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21816/A-35772  
Rec No. 1394  
21/3/1985

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Your reference

SD/JD/505

Our reference

T/APP/X5210/A/83/006240/PH3

Date

24/1/85

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9  
APPEAL BY TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9  
APPLICATION NO:- G8/16/A/35772

1. I have been appointed by the Secretary of State for the Environment to determine the above-mentioned appeal. This appeal is against the decision of the Council of the London Borough of Camden to refuse planning permission for relocation of staircase and entrance at ground floor, but retaining existing 'working garage' at ground floor, internal alterations to first floor. Construction of new half mansard roof to rear at second floor level with new dormer windows in existing roof to front all on land at No 9 Eton Garages, London NW3. I have considered all the written representations made on behalf of your client and the council and those made by interested persons. I inspected the site on Thursday 5 January 1984.
2. From the representations made and from my inspection of the site I conclude that the main issues in this appeal are whether or not development in the manner proposed would adversely affect firstly, the character and appearance of this part of Eton Garages, bearing in mind its location within a Conservation Area and secondly, the amenities of adjoining properties to the east in Eton Avenue.
3. The initial proposal included for the rear roof plane of the appeal premises to be reconstructed to a mansard type shape behind the existing low parapet. At the centre of the mansard plane are internal dormer doors and windows giving onto a narrow balcony behind the parapet. A revised scheme omitted these doors, windows and balcony and substituted one window, also in an internal dormer. Very similar planning considerations were raised by both variations and for the avoidance of doubt I will deal with the later, amended version as shown by plan no. 505/2A.
4. Eton Garages is a cul-de-sac mews leading north-north-east from the junction of Lancaster Grove with the north side of the eastern end of Eton Avenue and comprises 2-storey terraces of wide frontage units facing each other across the carriageway. The ground floors are in use as commercial garaging but include one or two builders' storage premises with the upper floors in residential use. One unit has planning permission for conversion to wholly residential use.
5. The appeal premises are a mid-terrace unit at the southern end of the eastern row and as before described except that in common with one or two other

units the roof includes a front dormer window and a rear skylight. The rear face of the appeal premises adjoin the side access to No 14 Eton Avenue which was built as a large detached house. Nearby development in Eton Avenue to the east of the appeal premises consists of large-scale detached and semi-detached houses on appropriately sized plots together with a block of flats.

6. Turning to the first issue. The terrace of which the appeal site forms part is typical 19th century London development in brick under a low to medium pitched slate roof penetrated by dividing walls and chimney stacks. Although densely developed the area has a small-scale, open quality and that part of Eton Avenue east of Eton Garages is particularly green and pleasant with varied spaces around and between the buildings. The appeal building is visible from and is part of the Eton Avenue streetscape.

7. Although I do not necessarily advocate preservation of the street scene it seems to me that its essential quality should be maintained. The proposed front dormers are acceptable but the proposed rear face extension is large, projecting well above the general line of the roof and adding what is in essence a flat roofed second storey, albeit that the proposed facade is battered 74° and in materials to make it appear as though it could be a mansard roof and with increased height dividing walls. Although the mansard type extension does not obtrude into the front roof plane, it is my opinion that by its bulk, height and its design incongruity it would seriously detract from the appeal premises, the terrace of which they form part and thereby the Conservation Area, and it would be wrong to allow it.

8. With regard to the second issue. As before stated this part of Eton Avenue is densely developed but the rear gardens and rear faces of the properties to the east of the appeal premises have sufficient space between them to possess a measure of privacy that is enhanced by the imperforate nature of the rear walls of the appeal premises and the terrace of which they form part.

9. The appeal proposal would place a large window in the second storey 1,000 mm from the plane of the rear boundary wall and looking over the adjoining property. While I am conscious that the proposed window would look towards the flank wall of No 14 Eton Avenue and to this extent might have an acceptable impact on the rear face of that house, it would still by its size and prominent location severely overbear the rear garden to that property and make it a far less pleasant place in which to live.

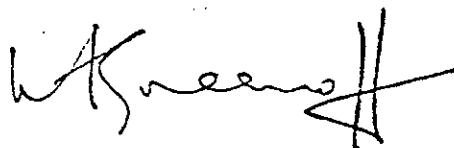
10. In respect of the other matters raised in the representations, the council, publish clearly defined policies and design guidance for this part of the borough. I note that your client considers that the proposals arise from the limitations on development imposed by the council but to my mind the council are not overly restrictive in their attitudes. That this is so is evidenced by the planning permission given for development of the appeal site, including 2 small dormer windows, incidentally both over twice as far from the rear boundary as is the proposed window, in the rear roof plane.

11. I am aware that a scheme involving no windows at all in the proposed mansard type face would be acceptable to your client. This might overcome the objections there are outlined in paragraphs 8 and 9 above but would not overcome the design objections outlined in paragraph 6 and 7. I have closely considered that permission given on appeal for conversion of a nearby unit in Eton Garages to wholly residential use but consider it is so far different from the appeal proposal that no valid parallel may be drawn.

11. I have taken account of all the other matters raised but they are not sufficient to outweigh the considerations that have led me to my conclusion.

12. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Gentlemen  
Your obedient Servant

A handwritten signature in dark ink, appearing to read 'W A Greenoff', with a stylized flourish at the end.

W A GREENOFF DiplArch RIBA  
Inspector

