

# CUBE Planning

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### DESIGN AND ACCESS PLANNING STATEMENT, HERITAGE STATEMENT AND STATEMENT OF SIGNIFICANCE

Proposed enlargement of existing dormer windows, new side dormer, associated external works to the roof and internal removal of chimney breast within the property



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## **1.0 Introduction**

1.1 This statement has been prepared in support of this planning application for the proposed new side dormer window and enlargement of front and rear dormer windows and removal of chimney breast within the Grade II listed building at 20 Eton Villas, London NW3

1.2 The application submission comprises of the following:

- Completed 1APP Planning Application Form;
- Planning & Design and Access and Heritage Statement including Statement of Significance
- Architectural Drawings

1.3 In this Statement we outline the site, its planning context, history and the proposed scheme along with its reasoning. The proposal is prepared in response and assessed in terms of the adopted planning policy context.

## **2.0 Site and Surroundings**

2.1 The site is situated on the northern side of Eton Villas forming part of the Grade II listed semi detached dwelling. The area consists of residential uses.

2.2 No. 20 Eton Villas is included on the statutory list of buildings of special architectural or historic interest at grade II and for group value as part of the wider group of properties Nos. 13-20 on 14<sup>th</sup> May 1974.

2.3 There are also a number of other statutory listed buildings within the immediate area.

2.4 The application site is located within the Eton Conservation Area.



**Heritage / Statement of Significance - Description of Significance of Heritage Asset Affected**

**2.5 Determining Significance**

2.6 Significance for heritage purposes is defined as the value of a heritage asset to this and future generations due to its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also for its setting.

2.7 The property is a Grade II Listed building and a description of the heritage asset is outlined below.

*"8 semi-detached villas. c1849. By John Shaw. For Eton College. Built by S Cuming. Stucco, ground floors channelled, upper floors as ashlar; stucco quoins. Hipped slated roofs with dormers and bracketed eaves; Nos 13 & 14 with cornice and blocking course. 2 storeys, attics and semi-basements. 2 windows each. Prostyle porticoes with round-arched side openings; doorways with fanlights and panelled doors (some part glazed) approached by steps. Recessed, architraved, mostly tripartite sashes; ground floors with console bracketed cornices.*

*INTERIORS: not inspected.."*

2.8 As mentioned, the property is part of Eton Villas, which are listed due to their value as a group of buildings in the Eton Conservation Area which is a historic residential area. The row consists of eight semi detached buildings by John Shaw, dating back to the early 19th century. They show restrained classical detailing, stucco with banding to the ground floor and steps up to porticos. This is a townscape of heritage value.

2.9 The Council's Conservation Area Statement identifies the character of this part of the Area which states that the east side of Eton Villas (north) comprises of eight semi-detached villas of similar plan. They date from c1850. The properties are on two main storeys plus lower ground and attic. They are faced in stucco with projecting porches supported on square section columns. Detailing, where it survives, is relatively simple (these being from that part of the Victorian age when the simplicity of Georgian domestic architecture was still prevalent). Roof form is generally hipped with eaves but Nos.13 and Eton Villas at the junction with Eton Road have a parapet and cornice with a concealed pitch behind. The published literature therefore focuses on the generally consistent appearance of the group of the Eton Villas houses, which is derived from their construction together at the same time by the same architect.

2.10 It is noted that the interiors of the buildings have not been assessed in the statement.



### **The contribution of the setting to the significance**

- 2.11 The significance of the listed building is primarily due to its principal street elevation which retains its original architectural features and character which contributes to the group value of the terrace and wider townscape.
- 2.12 The existing plan form, interiors and rear elevation of the application property have experienced alterations where the property has been converted and used as 2x self contained units. It is considered that the rear elevation, internal layouts and roof form make a considerably lesser contribution to the significance.

### **Impact of the proposals on the significance**

- 2.13 The he proposal is for the new side dormer window, enlargement of the front and rear dormer windows with external refurbishment works, and removal of one chimneybreast internally

### **Site Photographs**



- 2.14 The proposed works outlined would enhance and preserve the fabric of the heritage asset and the dormer windows would be similar to those at no. 19. The materials used installed would match or enhance the heritage asset. The materials would be suited to the finish and would not result in any substantial harm on the character and appearance of the listed building.
- 2.15 In summary the proposal would not have any significant harmful impact on the historic fabric of the Grade II listed building and the character and

appearance of the listed building and the surrounding streetscene forming part of the conservation area.

- 2.16 Any additional detailing can be secured via condition to ensure its quality preserves and enhances the character of the conservation area. As such, the proposal would not have a negative impact on the significance of the conservation area.

### **3.0 Planning History**

#### **Relevant Planning History**

**2019/3687/L** – Conversion of the 2x self contained flats into a family dwelling and installation of timber staircase with handrail allow accessing between the lower ground floor and ground floor – Granted 19.07.2019

**2019/3298/P** – Conversion of the 2x self contained flats into a family dwelling and installation of timber staircase with handrail allow accessing between the lower ground floor and ground floor – Granted 19.07.2019

**2011/3825/P** – Installation of metal handrail along entrance steps to front elevation of existing house – Granted 16.08.2011

**2011/3741/L** - Installation of metal handrail along entrance steps to front elevation of existing house – Granted 16.08.2011

### **4.0 Proposed Development**

- 4.1 The proposal seeks planning consent for internal refurbishment works which consists of the following works:

The works involve:

- Existing front & rear dormers widened to match the size of No.19.
- New side dormer window added to match the size of No. 19.
- All dormers to be lead clad with painted timber windows to match No.19.
- Renovation of roof with new slates to match existing
- Removal of chimneybreast on lower ground floor

### **5.0 Planning Policy Context**

#### **Introduction**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise.
- 5.2 The Camden Local Plan (2017), Core Strategy, contains policies which affect buildings which are listed or in conservation areas and the Eton Conservation Area Statement.

- 5.3 These policies outlined below have been considered as part of the proposed scheme and the response of the application to these are outlined below and in the related application submission documents.

#### Local Plan

- H3 – Protecting existing homes
- H7 – Large and small homes
- A1 – Managing the impact of development
- D1 - Design
- D2 – Heritage

#### Core Strategy

- CS5 (Managing the impact of growth and development)
- CS14 (Promoting high quality places and conserving our heritage)

#### Eton Conservation Area Statement (2002)

### **6.0 The Proposal in terms of Policy Context**

#### **Principle of refurbishment, design and impact on character of the listed building and surrounding conservation area**

- 6.1 In regards to the policies outlined above, it is considered that the proposed new side dormer extension would be in keeping with the existing dormer windows at No. 19, given its overall design, scale and siting with the enlargement of the rear and front dormer windows. It would not have any significant harmful impact on the heritage asset and the surrounding conservation area. The proposal would also appear in keeping with the pattern of development within Eton Villas and immediate area.

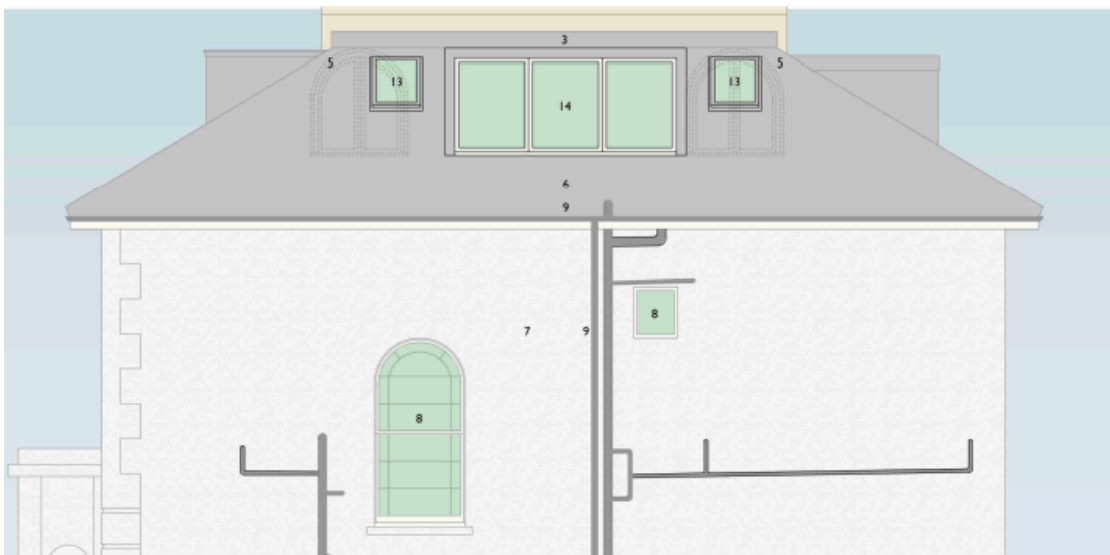
As mentioned above, it is noted that other Eton Villas properties have experienced alterations historically. This is visible from the street, and in particular the provision of new dormer windows to the side elevation. The planning history records also show that many of these changes have been permitted by the Council are outlined below.

- 8 Eton Villas - Dormer windows to property - Approved in 2001.
- 9 Eton Villas: Internal works to all levels of the house – Approved in 2004 under planning ref. 2004/2974/L
- 13 Eton Villas: Installation of dormer and erection of a single storey rear extension with terrace over and external stair to the garden. Internal alterations including removal of walls to the first floor, construction of a bathroom between the two bedrooms to the second floor and alterations to the staircase.
- 14 Eton Villas: Installation of roof dormers and rooflight. Erection of a single storey rear extension with balcony and external stair to the garden and Internal alterations. Approved in 2006 (under planning ref. 2006/1091/P

- 15 Eton Villas: Installation and repositioning of roof dormer and rooflights. Widening external doors to the rear elevation. Widening rear balcony and relocating external stair to rear garden. Internal alterations. Approved in 2007 under planning ref. 2007/4766/P
- 17 Eton Villas: Installation of a roof dormer, rooflight and roof lantern. Widening external doors to the rear elevation. Construction of a rear balcony and external stair to the garden. Internal alterations. Approved in 2004 under planning ref: 2003/3273/P
- 19 Eton Villas: Internal alterations and enlargement of dormer on side elevation. Approved in 2013 under planning ref. 2013/6989/P.

6.2 The proposed works listed in detail above would make good and enhance the property. The larger dormer windows would be similar to those at no. 19 which form the other half of the semi detached pair of listed buildings.

The Council states in the delegated report for the side dormer at no. 19 that the *“proposed dormer reduced to three windows wide, which follows the established pattern and is now considered to be acceptable within the roofscape as it retains a significant amount of roof slope to either side, and does not create a crowded appearance when seen against the existing front and rear dormers. The dormer will be less visible in the streetscene than the existing front single dormer. The new dormer’s height and position in relation to the ridge is considered to be appropriate. The casement windows within the dormer are proposed to be simple, timber-framed lights, with no subdivision, and the dormer housing is slim in profile and will be clad in lead, which is considered to be appropriate.”*



*Approved side dormer window at no.19*

6.3 The removal of the chimney breast within the kitchen would rationalise the space making it better suited for a modern dwelling. Other than this internal change, the works would not change any original walls and would preserve and enhance the internal layouts for its future occupants. The cracks and damage to the façade potentially caused by the internal faulty beam historically installed would also be made good along with works to the porch.



- 6.4 The proposed enlargement of the front and rear dormer windows would match those of the existing adjoining property at no. 19 and the new side dormer window would also match the existing side dormer window at no. 19 which was approved in 2013. The external works to the roof would only be carried out to preserve and enhance the property. We are also happy to accept any planning conditions to secure details required by the Council.
- 6.5 As such, the proposed development would comply with policies outlined above.

### **Amenity Impact**

- 6.6 The proposed enlarged dormer windows would not give rise to any greater impact than currently experienced from the dormers in terms of overlooking of neighbouring properties. Also there is a degree of mutual overlooking between the Villas due to the pattern of development and openings within the front, rear and side elevations along with dormers at roof level of the houses.

### **Access**

- 6.7 The proposal would maintain the existing access from the front of the property and the internal staircases would be installed to allow access internally to the lower ground floor which has been approved by the Council.

## **7.0 Conclusion**

- 7.1 Based on the above assessment, we consider that the proposed development would be considered acceptable. The proposed works would not have any significant harm on any interests of acknowledged importance nor would it be detrimental to the amenities of the adjoining or future occupiers.
- 7.2 The design and layout is a well thought-out and appropriate design solution, specific to this particular site. The development would respect the character and appearance of the locality.
- 7.3 There would not be any detrimental impacts on amenity from the use, or other material considerations that weigh against the proposals. Therefore, it is our opinion that the application should be granted.