

Application ref: 2022/5147/L
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Date: 1 June 2023

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Curtaz Studio
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**36 Garden Flat
Eton Avenue
London
NW3 3HL**

Proposal: Replacement of an existing lower ground floor rear extension structure with associated internal alterations and enlargement of the existing rear sunken patio

Drawing Nos: Location Plan; Site Plan; Existing Ground Floor Plan, A.100; Existing Lower Ground Floor Plan, A.101, rev A; Existing Section A-A / Side Elevation, A.110, rev A; Existing Rear Elevation, A.111; Proposed Lower Ground Floor Plan, A.201. Rev A; Proposed Section A-A / Side Elevation, A.210, rev A; Design and Access Statement & Heritage Statement, September 2022; Basement Impact Assessment Screening and Scoping prepared by Ashton Bennett; Annexe to Basement Impact Assessment prepared by Ashton Bennett

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

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Site Plan; Existing Ground Floor Plan, A.100; Existing Lower Ground Floor Plan, A.101, rev A; Existing Section A-A / Side Elevation, A.110, rev A; Existing Rear Elevation, A.111; Proposed Lower Ground Floor Plan, A.201. Rev A; Proposed Section A-A / Side Elevation, A.210, rev A; Design and Access Statement & Heritage Statement, September 2022; Basement Impact Assessment Screening and Scoping prepared by Ashton Bennett; Annexe to Basement Impact Assessment prepared by Ashton Bennett

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 Reasons for granting consent-

The proposal involves the removal of the existing lower ground floor glazed extension and replacement with a new extension in a slightly larger footprint than existing, and enlargement of the existing sunken patio adjacent to the extension. In addition, the glazing of the existing interior, original bay window structure are to be removed. The proposal has been amended to retain the columns of the existing interior bay window, instead of removing the entire bay structure.

The proposed replacement extension would follow the centralised symmetry of the original primary rear window bay (to be retained), which is considered an improvement to the existing extension with an unsympathetically arranged asymmetrical glazing line that does not correspond with the form of the rear elevation. The replacement extension would also allow for more open space either side of the extension, revealing the adjacent secondary window bay with the existing extension currently covers over, re-establishing visual order in the elevation and improving amenity to the existing ground floor master bedroom where its associated window was previously internalised.

The increased footprint of the replacement extension is very modest compared to the existing situation. Adequate garden space would be retained.

With regard to the alterations to the interior bay window, the glazing to be

removed is contemporary in nature and unsympathetic to the remaining original building fabric. The middle pier would be removed as provided for in a previous listed building consent. The Council's Conservation Officer has reviewed the submitted details and has no objection to the proposed works.

On this basis, the proposed works are considered acceptable in terms of their impact on the historic significance of the listed building.

Belsize Park CAAC raised an objection to the original proposal, however the CAAC advised they had objection following circulation of the revised plans detailing the revised design for the internal bay structure. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with Policy D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 2 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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer