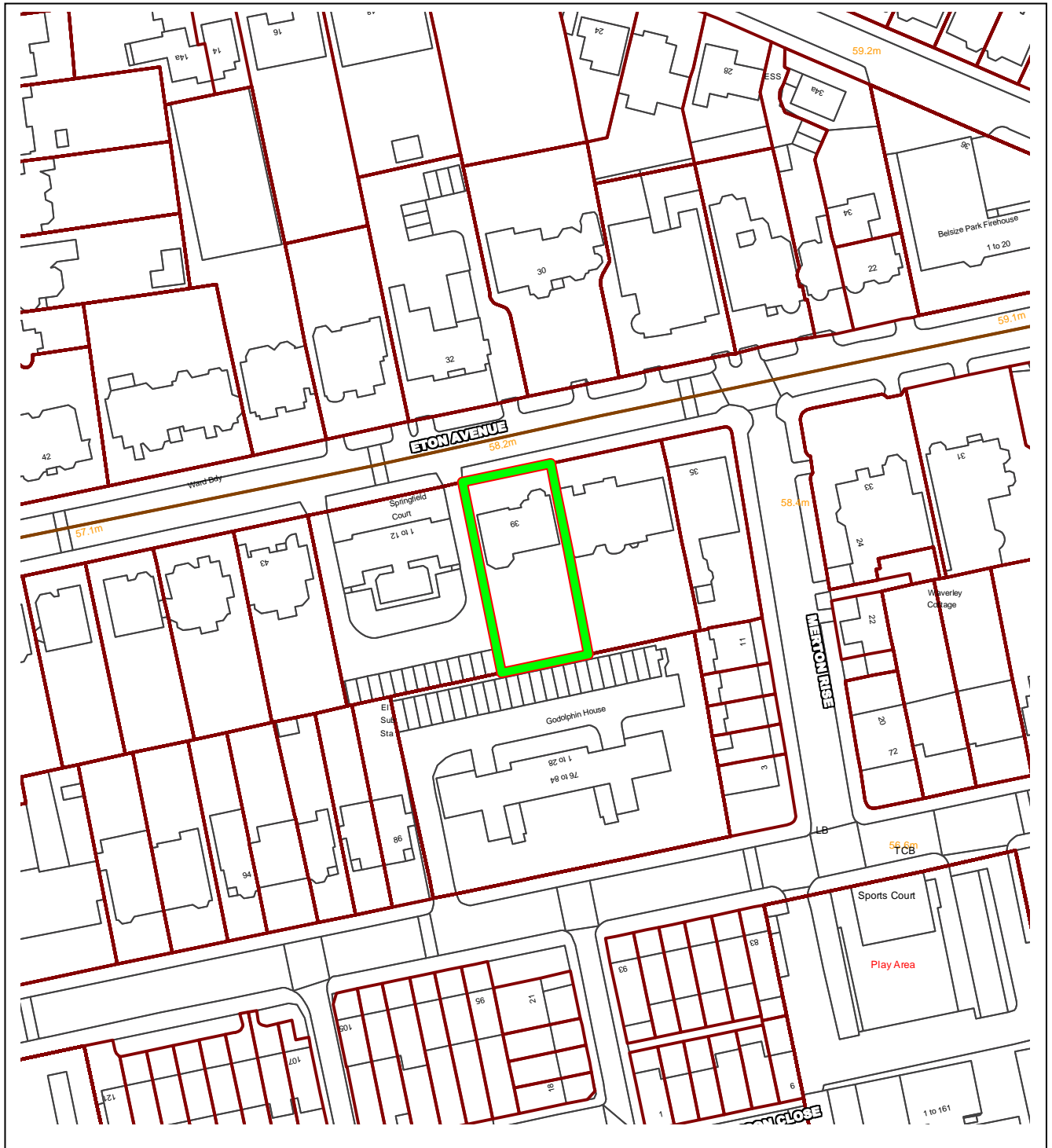


2023/0495/P & 2023/1191/L
Flat 1, 39 Eton Avenue



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Figure 1: Aerial of the application site shown highlighted in red.

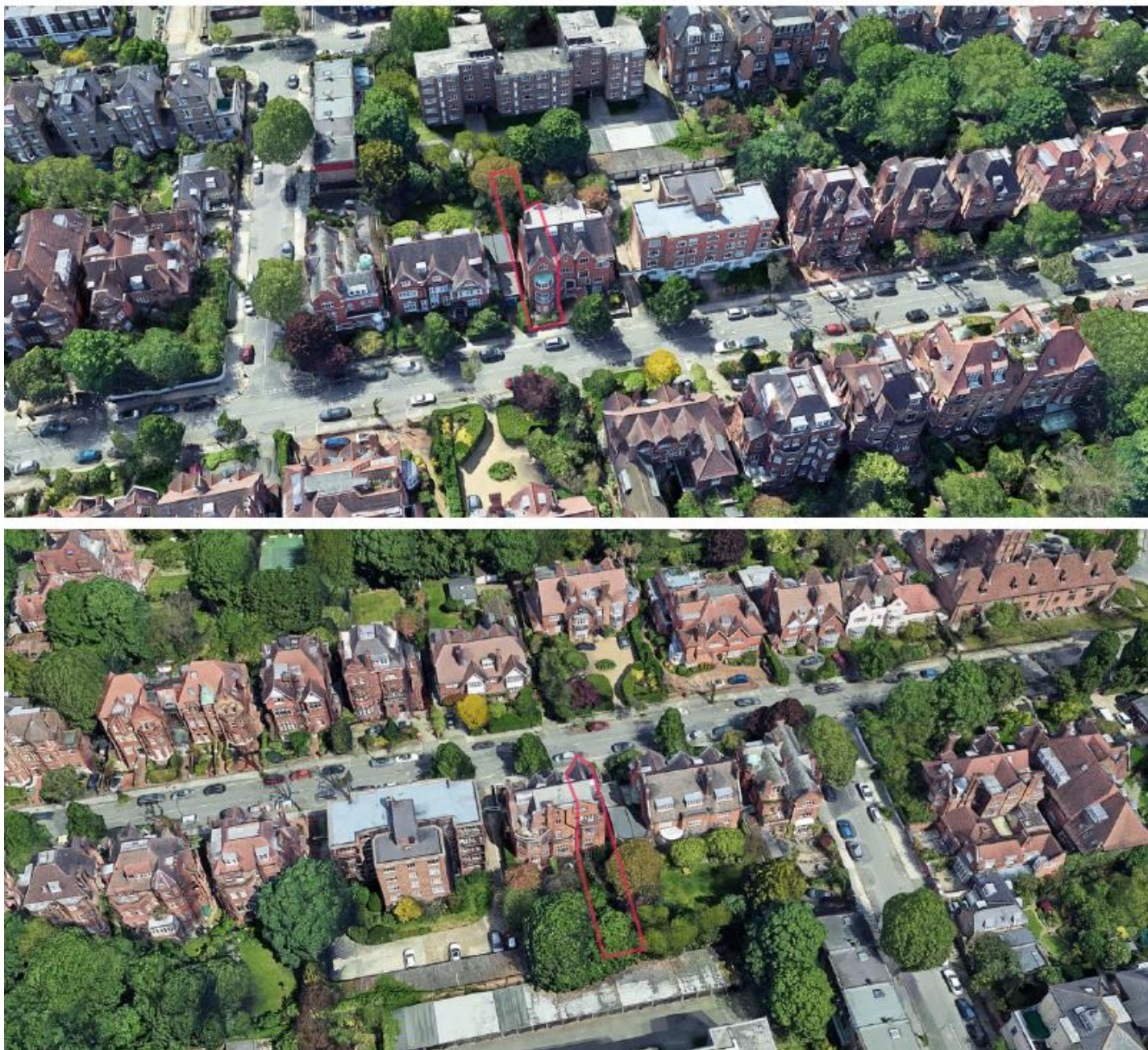


Figure 2: Aerial of the site showcasing front / rear elevation and context of neighbouring properties.



Figure 3: Existing Front Elevation



Figure 4: Existing side alley.



Figure 5: Existing Rear Elevation. Side alley can also be seen.

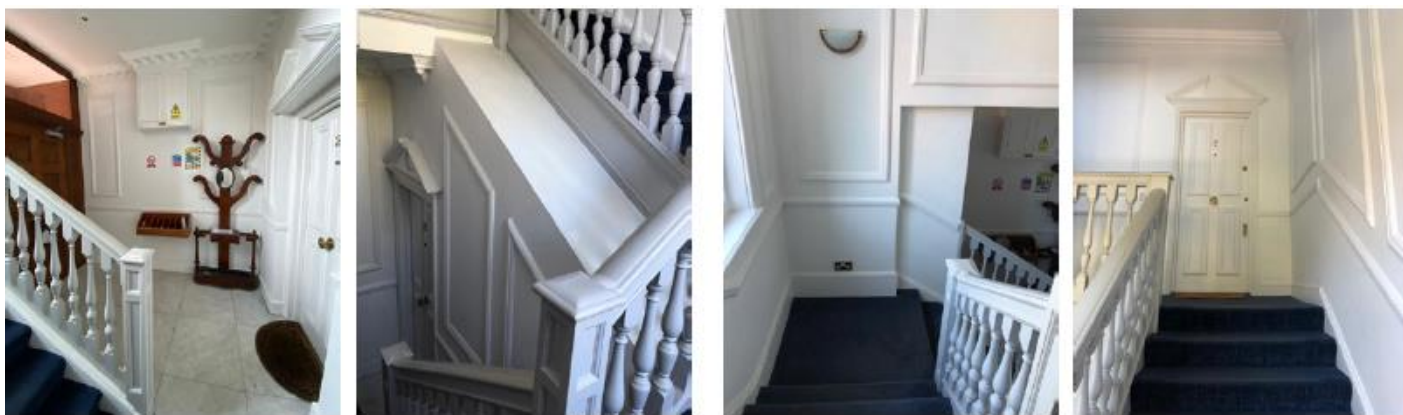


Figure 6: Existing communal hallway.



Figure 7: Existing Internal Historic Features.



Figure 8: OS Plan showing entire site (39 Eton Avenue).

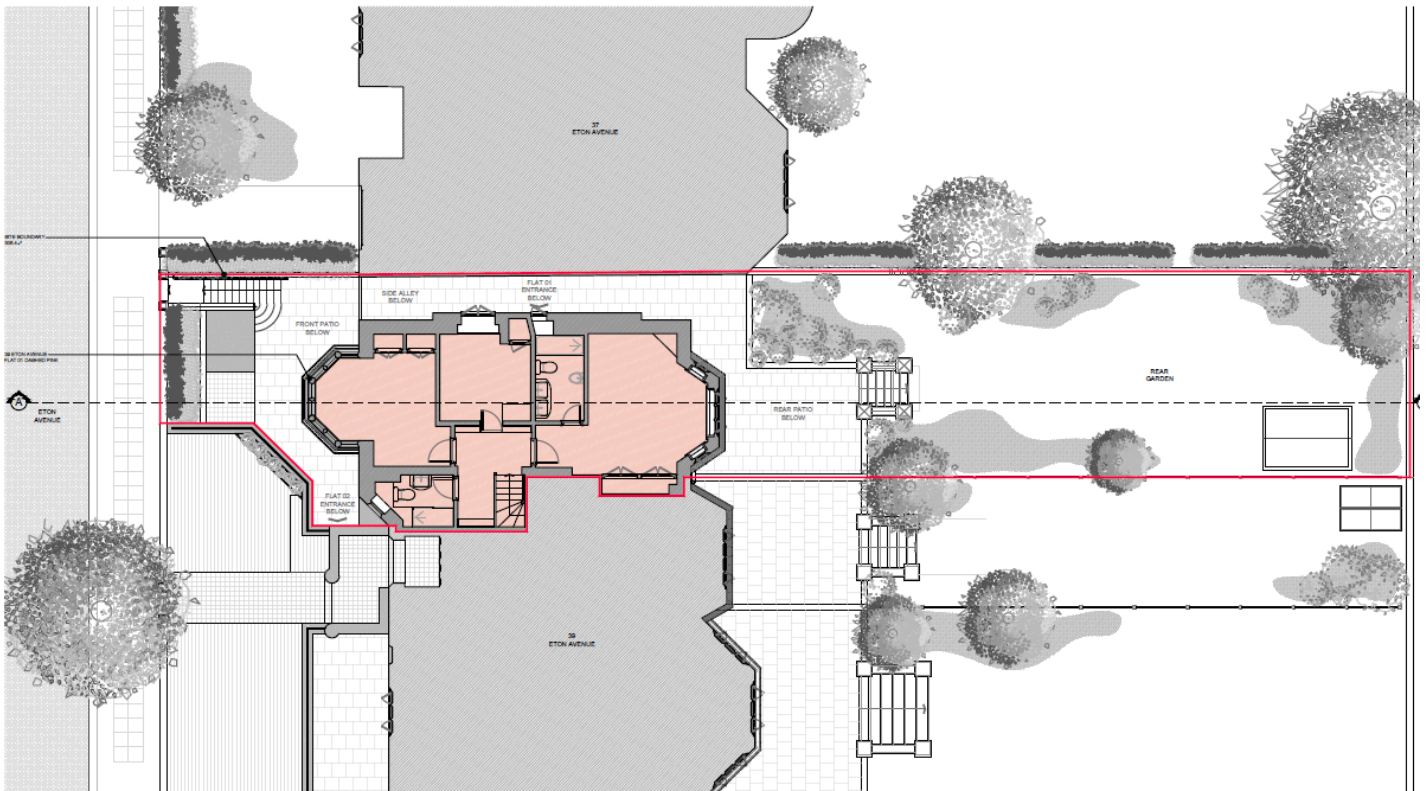


Figure 9: Existing Site Plan red-lining Flat 1, 39 Eton Avenue where works are proposed. No works are proposed elsewhere onsite.

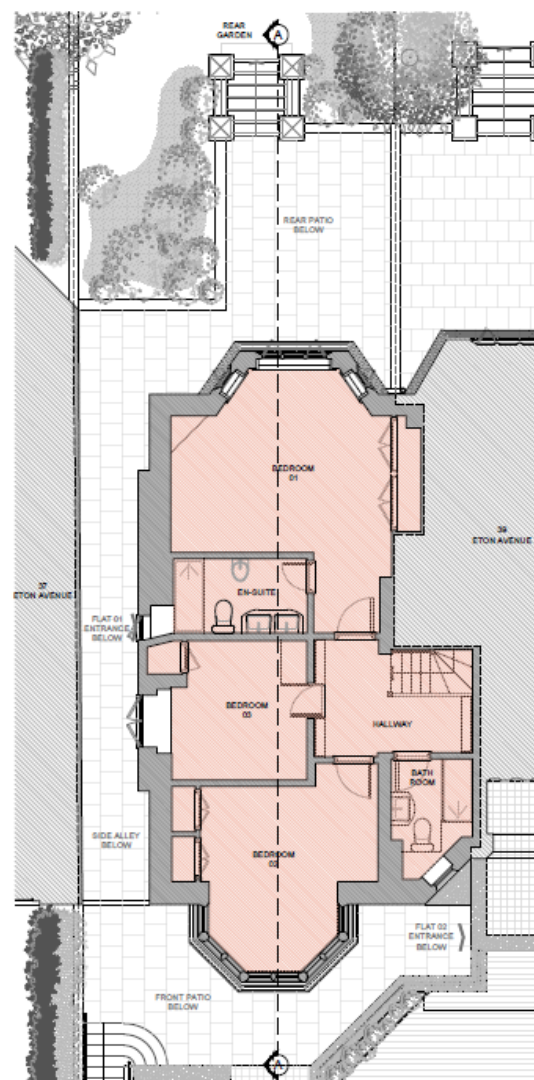
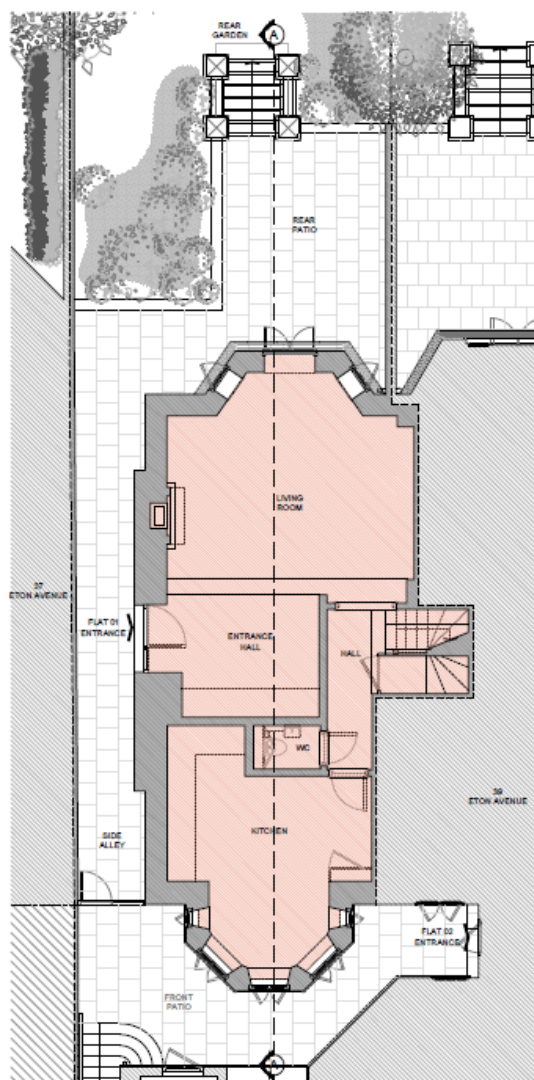


Figure 10: Existing Floor plans (lower ground floor plan and upper lower ground floor plan).

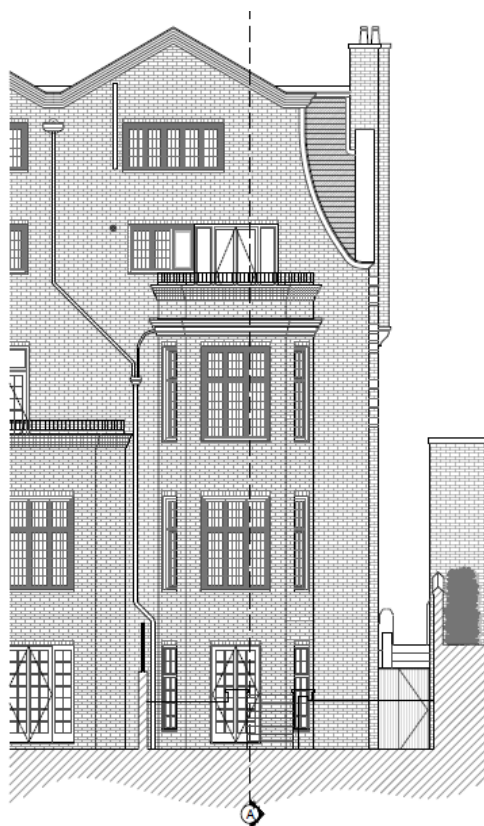


Figure 11: Existing Front and Rear Elevation.



Figure 12: Existing Side Elevation.



Figure 13: Existing Section Plan.

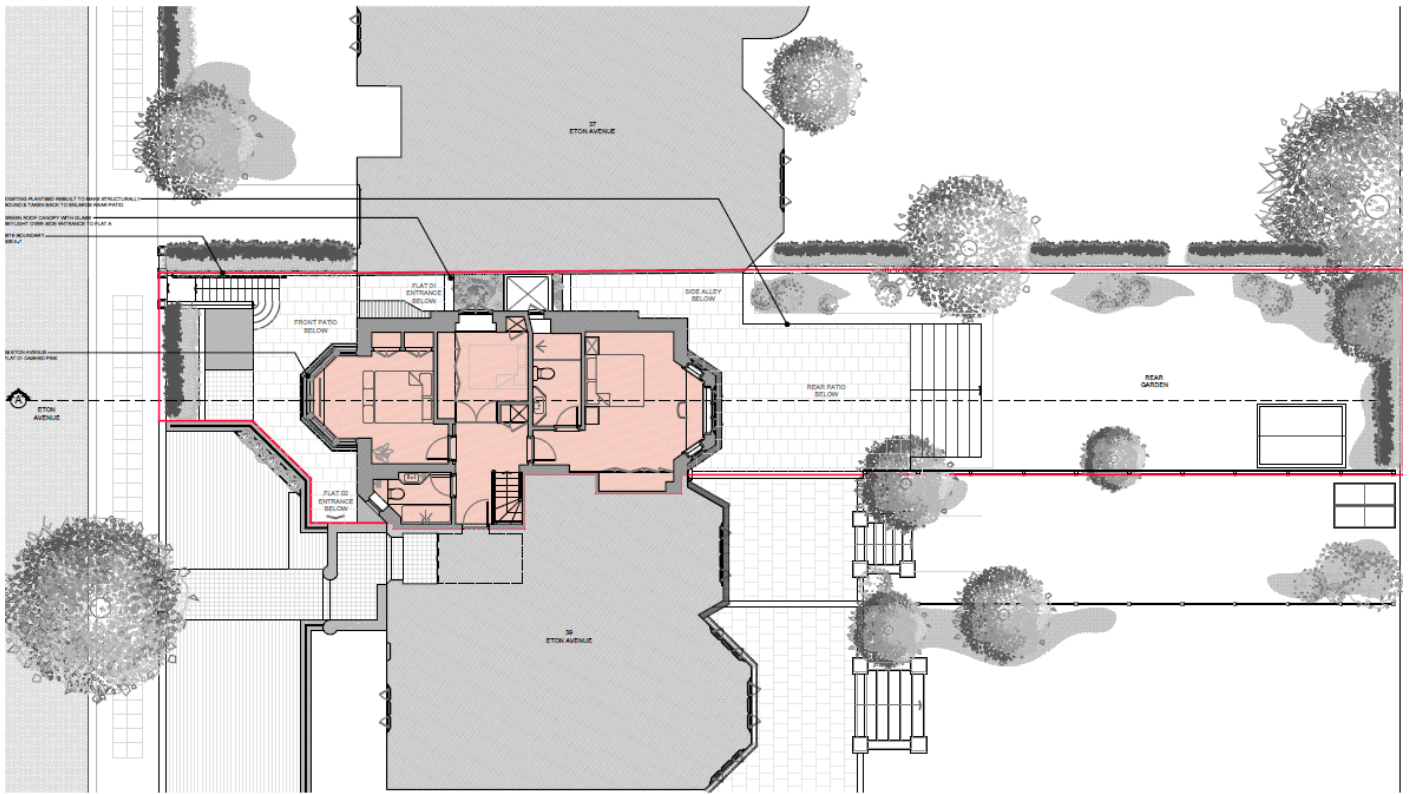


Figure 14: Proposed Site Plan red-lining Flat 1, 39 Eton Avenue where works are proposed. No works are proposed elsewhere onsite.

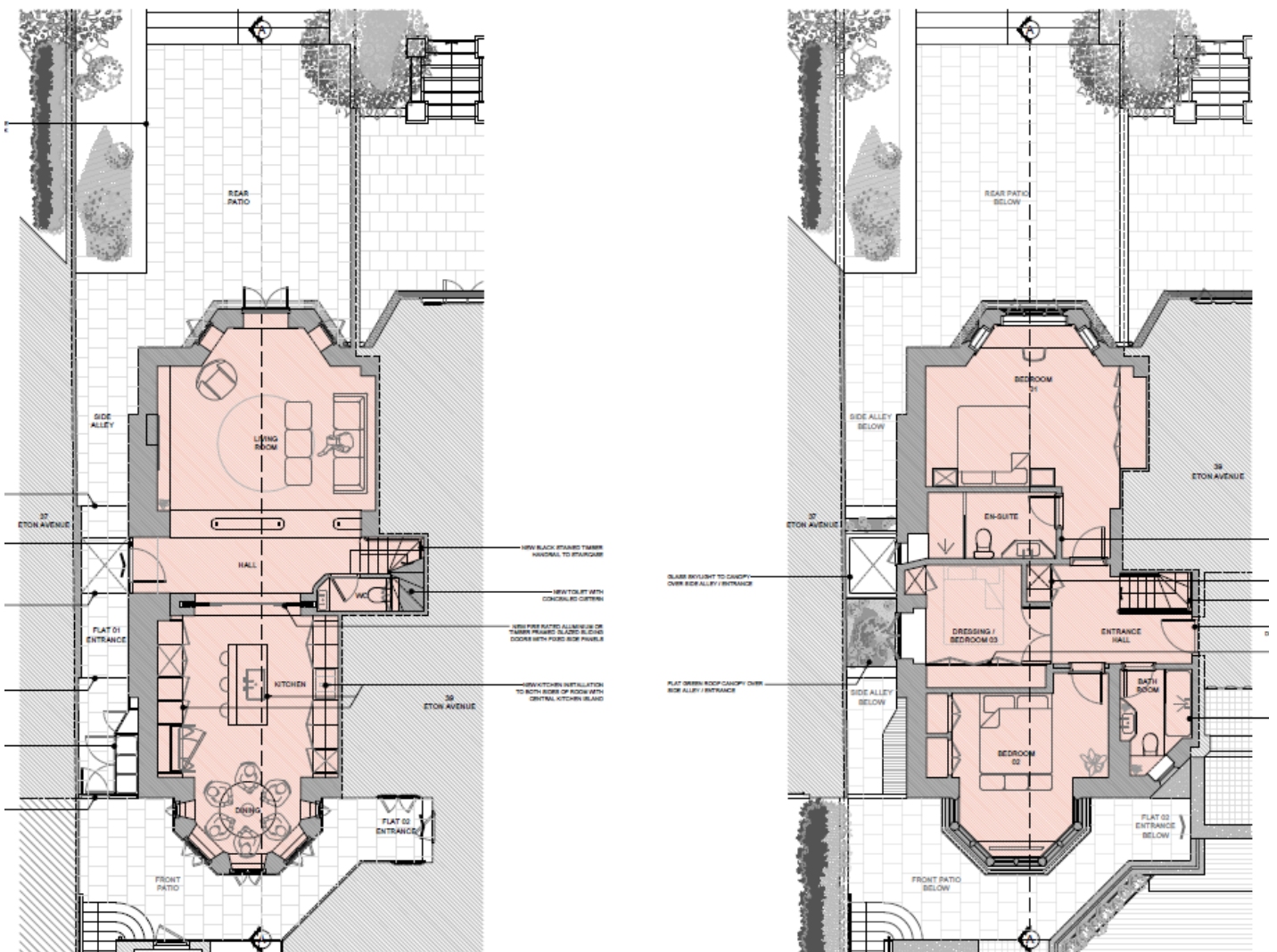


Figure 15: Proposed Floor Plans (lower ground floor plan and upper lower ground floor plan).



Figure 16: Proposed Front and Rear Elevation.



Figure 17: Proposed Side Elevation.



Figure 18: Proposed Section Plan.

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	25/09/2023
		N/A		Consultation Expiry Date:	03/09/2023
Officer			Application Number(s)		
Alex Kresovic			2023/0495/P & 2023/1191/L		
Application Address			Drawing Numbers		
Flat 1, 39 Eton Avenue London NW3 3EP			See draft decision notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Planning Permission Erection of side alley canopy over the existing lower ground floor side entrance (eastern elevation) with new timber entrance door.					
Listed Building Consent Erection of a new flat entrance door at upper ground floor level (communal hallway) and proposed internal reconfigurations and refurbishments throughout.					
Recommendation(s):		Grant Conditional Planning Permission Grant conditional Listed Building Consent			
Application Type:		Full Planning Permission & Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified.	00	No. of responses	10	No. of objections	08
			No. Electronic	00		
Summary of consultation responses:	A site notices was displayed on 24/03/2023 (expired 17/04/2023) and a press advert was published on 30/03/2023 (expired 23/04/2023). A second round of statutory consultation took place as the scheme was amended following the omission of the initially proposed rear extension and the description of development was therefore amended to reflect these changes.					
	ORIGINAL PROPOSAL					
	Five (5) objections were received from neighbouring occupiers (Flats 2, 7, 8, 39 Eton Ave & 37 Eton Ave). Concerns arising from these objections are summarised below:					
	<u>Design</u>					
	<ul style="list-style-type: none">The rear addition of this proposed glass box is not in keeping with the design or appearance of the house, it is out of character, and it would look incongruous and detract from the overall design of the property.The proposed rear extension also fails to comply with Camden Planning Guidance Home Improvement (2021) considerations.The side canopy over the side entrance on the lower ground floor is out of keeping with the neighbourhood and it would destroy the proportions of the house and look out of place on the side of an old beautiful red brick building easily it is also visible from the street.Adding an extra door to Flat 1 would seriously compromise the space available while at the same time increasing footfall, noise levels, and parcel/post deliveries.					
	Officers Response:					
	<ul style="list-style-type: none">The rear addition has been omitted from the planning application.The proposed canopy over the existing lower ground floor side entrance is a slim design which will not block views through to the rear gardens given the height of the street level relative to the canopy.It is not considered that the level of noise generated from the comings and goings to the dwellings within an existing residential development would cause undue harm to neighbouring properties.					
	Two (2) comments of support were received from neighbouring occupiers (Flat 3, 7 Eton Ave & 26B Eton Ave), as summarised below:					
	<u>Design</u>					
	<ul style="list-style-type: none">The proposed extension is a great addition to the building.					
	Officers Response:					
	Noted.					
	AMENDED PROPOSAL					
	A site notice was displayed on 02/08/2023 (expired 26/08/2023) and a press advert was published on 03/08/2023 (expired 03/09/2023).					
	Three (3) further objections were received from neighbouring occupiers (Flats 2, 7, 39 Eton Ave & 37 Eton Ave). Concerns arising from these objections are summarised below:					
	<u>Design</u>					
	<ul style="list-style-type: none">The proposed glazed canopy would be clearly visible from the public highway and would be totally out of keeping with the external appearance of this Grade 2 listed building. Furthermore, such a structure would negate access to the rear building for future maintenance, including the reconstruction of the collapsed party wall.The proposal to create a new entrance doorway from the existing hallway at upper ground level is completely unacceptable to the other residents in the building. Such an arrangement is unnecessary and would have a detrimental effect on the layout of this relatively small hallway and the existing mailbox and parcel delivery arrangements.					

	<ul style="list-style-type: none"> The new door opening into the small hallway will increase the noise / number of people entering the building with potential damage / cracks as a result of the works. <p>Officers Response:</p> <ul style="list-style-type: none"> <i>The proposed canopy over the existing lower ground floor side entrance is a slim design which will not block views through to the rear gardens given the height of the street level relative to the canopy.</i> <i>It is not considered that the level of noise generated from the comings and goings to the dwellings within an existing residential development would cause undue harm to neighbouring properties.</i> <i>In addition, the new entrance doorway within the existing hallway at upper ground level tends to return the flat to its original state as part of the house as a whole. The finishes in the hall are not historic and ample of space within the existing common area to accommodate an additional door.</i>
<p>CAAC/Local groups* comments:</p>	<p>ORIGINAL PROPOSAL One (1) response received from Belsize Park CAAC. Their response is summarised below.</p> <p>This building is listed grade II. No changes should be made to the existing openings in the external walls. The size of the enlarged window opening in the flank wall is inappropriate. The replacement door and window in the flank wall should be in timber frames to match the existing. The divisions in the secondary glazing should line up with those in the primary glazing.</p> <p>Officers Response: <i>Noted and scheme has been amended to omit these elements from the scheme.</i></p> <p>AMENDED PROPOSAL A second round of statutory consultation took place as the scheme was altered due to the omission of the initially proposed rear extension and enlarged window opening in the flank wall which resulted in an amended development description. A further objection was received from Belsize Park CAAC. Their response is summarised below.</p> <p>We note that this building is listed grade II. We are pleased to see that the rear extension and external window opening modifications have been omitted from the proposals. The gaps between these buildings and the views through to the gardens beyond make an important contribution to the Conservation Area. The proposed bulky canopy over the side entrance door would harm this view. There is no need to reinstate the upper ground floor door now that the entrance to the flat is at lower ground floor level.</p> <p>Officers Response: <i>Please refer to the above responses.</i></p>

Site Description

The site comprises a red brick semi-detached 5-storey Grade II Listed Building, dating back to the middle of the 19th century, previously a single dwelling, now subdivided into a series of flats. The application site is 132.2sqm, 3 bedroom flat that occupies the lower 2 floors of the building, lower ground floor and upper ground floor, which also includes the rear garden.

The site is located on the south side of Eton Avenue, in the southern part of the Belsize Park Conservation Area (CA). Eton Avenue extends from east to west from England's Lane, an extension of Eton Avenue which meets Haverstock Hill to the east, to the main arterial road of Finchley Road to the west.

In the wider context, the site is located within Belsize Park, a mainly residential area, located between Primrose Hill to the south, and Hampstead Heath to the north.

Relevant History

PE9606110 - Construction of a glazed enclosed conservatory style porch/vestibule to entrance to Flat 1 at basement level. Granted 01/04/1997, however never implemented.

2021/6072/T – REAR GARDEN: 1 x Horse Chestnut (T1) - Fell to ground level. Granted 04/02/2022.

2021/6079/T – REAR GARDEN: 1 x Ash – Fell to ground level. Granted 04/02/2022.

Relevant policies

The National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

A1 Managing the Impact of Development

A3 Biodiversity

A4 Noise and Vibration

D1 Design

D2 Heritage

CC1 Climate change mitigation

CC2 Adapting to climate change

CC3 Water and flooding

Camden Planning Guidance (CPG)

Home Improvements CPG (2021)

Amenity CPG (2021)

Design CPG (2021)

Biodiversity (2018)

Belsize Conservation Area Character Appraisal and Management Strategy (2002)

Assessment

1.Proposal

1.0 The planning application includes the erection of a side alley canopy over the existing lower ground floor side entrance, new bin store and with new timber entrance door which accesses the side alley. These works are all located on the eastern elevation. The height of the canopy will be 3m above the ground level along the side alley and will abut an existing neighbouring flank wall. The existing rear patio is sought to be extended into the garden area.

1.1 The listed building consent is sought for the erection of new flat entrance at upper ground floor level (communal hallway) proposed internal reconfigurations and refurbishments throughout such as new kitchen along with cabinetry, fire rated aluminium or timber framed glazed sliding door to separate the kitchen area and living room on the lower ground floor, toilet with concealed cistern on the lower ground floor, black stained timber handrail to staircase which leads to the upper floor plan which includes further works such as bathroom refurbishment, timber wardrobes in bedrooms, and new utility cupboard.

2. Revisions

2.1 During the course of the application, the agent submitted a revised scheme which deleted the full width rear extension at lower ground floor. This element of the scheme was considered by officers to be inappropriate in terms of its siting and design, its inappropriateness to the appearance of the listed building, and the adverse harm to the significance of the heritage assets (listed building and Conservation Area). The proposal was therefore considered to be in contrary to policies D1 and D2 of the LB Camden Local Plan, the London Plan 2021 and the NPPF 2023.

3. Assessment

Design and Conservation

3.1 Policy D1 'Design' states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; be sustainable and durable and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Policy D2 'Heritage' states that to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

3.2 The proposed side alley canopy over the existing lower ground floor side entrance with new timber entrance door would measure 4.3m in length, 1.3m in width, 0.5m in depth and 3m above the ground level along the side alley and will abut an existing neighbouring flank wall. It is of a slim design and would be constructed from charred black timber cladding, with black aluminium copings. These materials are considered sympathetic to the architectural age and style of the listed building and would be considered acceptable. It is also proposed to install a green roof which provides biodiversity opportunities onsite. The canopy, which has a street level difference of less than 500mm, will not block views through to the rear gardens given the height of the street level is relatively alike to the canopy. Similarly, the visible gap between buildings remains unobstructed above upper ground floor level due to the height and the slim design and the low level at which the canopy sits relative to street level. A condition will be attached to the permission securing the biodiversity details of the green roof.

3.3 As part of the development scheme, the rear garden walls will be setback to increase the patio space. To do this, the rear garden area will be reduced, and the existing rear patio space will be slightly increased. This is considered to be acceptable, subject to a condition requiring a sample panel of brickwork to demonstrate the use of the existing bricks and suitable bond.

3.4 All other internal works, such as the new flat entrance at upper ground floor level (communal hallway) and proposed internal reconfigurations and refurbishments throughout appear not to affect historic plan form and are unlikely to affect significance.

3.5 Overall, the proposal is considered to be of high quality in terms of design and therefore not considered harmful to the character or appearance of the host building, street scene or the Belsize Park Conservation Area, in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

3.6. Special regard has been attached to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Residential Amenity

3.7 Policy A1 seeks to ensure that development does not cause adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy and overlooking, noise and vibration and odour.

3.8 The proposal consists of internal alterations to accommodate and improve the usability and amenity of the dwelling. The internal alterations will consist of internal works to improve the living standards of the flat by means of creating an open living arrangement which will facilitate further daylight and sunlight to the lower ground floor unit which is currently lacking. This is considered acceptable and will not adversely impact the amenity of the adjoining properties.

3.9 The side canopy will be located along the eastern elevation of the existing building. A rooflight will be housed on the canopy, directly above the side entrance door, and will not impact the amenity of neighbouring properties in terms of daylight or sunlight due to the fact the proposed canopy abuts a flank wall. In addition, it is not considered that the rooflight proposed on the canopy will result in the loss of privacy to the flats on the upper floors (first floor) of the existing building, nor to the neighbouring property. Majority of the side alley will remain open without any such canopy and any such overlooking or privacy concerns is considered acceptable as it will be reciprocated by that currently existing situation.

3.10 In terms of the noise or disturbance resulting from the use, this is a material planning consideration; however, it is not considered that the level of noise generated from the comings and goings to the dwellings within an existing residential development would cause undue harm to neighbouring properties. It is therefore considered that the proposals are in general accordance with policy A1.

4. Recommendation

4.1 Grant conditional planning permission and listed building consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 25th September 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/0495/P
Contact: Alex Kresovic
Tel: 020 7974 3134
Email: Alex.Kresovic@camden.gov.uk
Date: 18 September 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Ambient Studio
193 Lordship Road
London
N16 5HF

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
39 Eton Avenue
London
NW3 3EP

DECISION

Proposal:

Erection of side alley canopy over the existing lower ground floor side entrance (eastern elevation) with new timber entrance door.

Drawing Nos: Design and Access Statement Rev 0107-D&A R3-02 Dated 28/07/2023
Prepared by AMBIENT STUDIO; Heritage Appraisal Dated February 2023 Prepared by The Heritage Practice; 0107-00-EX-001 Rev R3-01; 0107-00-EX-101 Rev R3-01; 0107-00-EX-102; 0107-00-EX-201 Rev R3-01; 0107-00-EX-202 Rev R3-01; 0107-00-EX-203 Rev R3-01; 0107-00-EX-301 Rev R3-01; 0107-00-EX-302 Rev R3-01; 0107-00-EX-401 Rev R3-01; 0107-00-D-202 Rev R3-02; 0107-00-D-203 Rev R3-02; 0107-00-GA-101 Rev R3-02; 0107-00-GA-101 Rev R3-02; 0107-00-GA-201 Rev R3-03; 0107-00-GA-301 Rev R3-02; 0107-00-GA-302 Rev R3-02; 0107-00-GA-401 Rev R3-02; 0107-00-LA-202 Rev R3-03; 0107-00-LA-203 Rev R3-03; 0107-00-EX-501 Rev R4A-01; 0107-00-LA-501 Rev R3-01.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement Rev 0107-D&A R3-02 Dated 28/07/2023 Prepared by AMBIENT STUDIO; Heritage Appraisal Dated February 2023 Prepared by The Heritage Practice; 0107-00-EX-001 Rev R3-01; 0107-00-EX-101 Rev R3-01; 0107-00-EX-102; 0107-00-EX-201 Rev R3-01; 0107-00-EX-202 Rev R3-01; 0107-00-EX-203 Rev R3-01; 0107-00-EX-301 Rev R3-01; 0107-00-EX-302 Rev R3-01; 0107-00-EX-401 Rev R3-01; 0107-00-D-202 Rev R3-02; 0107-00-D-203 Rev R3-02; 0107-00-GA-101 Rev R3-02; 0107-00-GA-101 Rev R3-02; 0107-00-GA-201 Rev R3-03; 0107-00-GA-301 Rev R3-02; 0107-00-GA-302 Rev R3-02; 0107-00-GA-401 Rev R3-02; 0107-00-LA-202 Rev R3-03; 0107-00-LA-203 Rev R3-03; 0107-00-EX-501 Rev R4A-01; 0107-00-LA-501 Rev R3-01.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved plan shall be submitted to and approved by the local planning authority. The details shall include
- a detailed scheme of maintenance
 - sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

Application ref: 2023/1191/L
Contact: Alex Kresovic
Tel: 020 7974 3134
Email: Alex.Kresovic@camden.gov.uk
Date: 18 September 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Ambient Studio
193 Lordship Road
London
N16 5HF
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat 1
39 Eton Avenue
London
NW3 3EP

DECISION

Proposal:

Erection of a new flat entrance door at upper ground floor level (communal hallway) and proposed internal reconfigurations and refurbishments throughout .

Drawing Nos: Design and Access Statement Rev 0107-D&A R3-02 Dated 28/07/2023 Prepared by AMBIENT STUDIO; Heritage Appraisal Dated February 2023 Prepared by The Heritage Practice; 0107-00-EX-001 Rev R3-01; 0107-00-EX-101 Rev R3-01; 0107-00-EX-102; 0107-00-EX-201 Rev R3-01; 0107-00-EX-202 Rev R3-01; 0107-00-EX-203 Rev R3-01; 0107-00-EX-301 Rev R3-01; 0107-00-EX-302 Rev R3-01; 0107-00-EX-401 Rev R3-01; 0107-00-D-202 Rev R3-02; 0107-00-D-203 Rev R3-02; 0107-00-GA-101 Rev R3-02; 0107-00-GA-101 Rev R3-02; 0107-00-GA-201 Rev R3-03; 0107-00-GA-301 Rev R3-02; 0107-00-GA-302 Rev R3-02; 0107-00-GA-401 Rev R3-02; 0107-00-LA-202 Rev R3-03; 0107-00-LA-203 Rev R3-03; 0107-00-EX-501 Rev R4A-01; 0107-00-LA-501 Rev R3-01.

The Council has considered your application and decided to grant 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement Rev 0107-D&A R3-02 Dated 28/07/2023 Prepared by AMBIENT STUDIO; Heritage Appraisal Dated February 2023 Prepared by The Heritage Practice; 0107-00-EX-001 Rev R3-01; 0107-00-EX-101 Rev R3-01; 0107-00-EX-102; 0107-00-EX-201 Rev R3-01; 0107-00-EX-202 Rev R3-01; 0107-00-EX-203 Rev R3-01; 0107-00-EX-301 Rev R3-01; 0107-00-EX-302 Rev R3-01; 0107-00-EX-401 Rev R3-01; 0107-00-D-202 Rev R3-02; 0107-00-D-203 Rev R3-02; 0107-00-GA-101 Rev R3-02; 0107-00-GA-101 Rev R3-02; 0107-00-GA-201 Rev R3-03; 0107-00-GA-301 Rev R3-02; 0107-00-GA-302 Rev R3-02; 0107-00-GA-401 Rev R3-02; 0107-00-LA-202 Rev R3-03; 0107-00-LA-203 Rev R3-03; 0107-00-EX-501 Rev R4A-01; 0107-00-LA-501 Rev R3-01.

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 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.

- 4 Before the brickwork is commenced on the rear garden walls, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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:

Yours faithfully

Chief Planning Officer

DRAFT

DECISION