

Application ref: 2023/1191/L
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Date: 3 October 2023

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Ambient Studio
193 Lordship Road
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N16 5HF

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

Proposal:

Erection of a side alley canopy over the existing lower ground floor side entrance (eastern elevation) with 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 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 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: In order to safeguard the special architectural and historic interest of the building 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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer