

Application ref: 2023/0936/P  
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Date: 5 October 2023

**Development Management**  
Regeneration and Planning  
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**STUDIOCARVER**  
37 Alfred Place  
London  
WC1E 7DP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**13 Eton Villas**  
**London**  
**Camden**  
**NW3 4SG**

Proposal: Erection of a single storey rear extension, increase in height of an existing boundary fence and re-landscaping of the rear garden.

Drawing Nos: 2301\_PL\_010, 020A, 021CA, 100BA, 101A, 102A, 103A, 104, 200A, 201CB, 202CB, 203AB, 300A, 301A, 500; Heritage Statement, Design and Access Statement, Arboricultural Impact Assessment.

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: 2301\_PL\_010, 020A, 021CA, 100BA, 101A, 102A,

103A, 104, 200A, 201CB, 202CB, 203AB, 300A, 301A, 500; Heritage Statement, Design and Access Statement, Arboricultural Impact Assessment.

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 The roof of the rear extension hereby approved shall not be used as a terrace at any time and may only be accessed for maintenance purposes.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Impact Assessment by Landmark Trees Ltd dated 25th September 2023 rev. SCV/13ETV/AIA/01a. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 6 The green roof hereby approved shall be fully installed on the building in accordance with the approved details and thereafter retained and maintained in accordance with the approved scheme for the duration of the development.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3 and CC3 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposal is for the erection of a single storey rear extension, upward extension of an existing boundary fence and re-landscaping of the rear garden.

The application site is a Grade II listed building. It is located within the Eton Conservation Area. The proposed single storey rear extension would be 3.75

metres deep and would project across most of the width of the existing rear elevation. It would be finished predominantly in glazing and bronze cladding with metal-framed doors and cast-iron rainwater pipework. The proposed extension is no longer and no taller than the room which it adjoins and is of a restrained design. It would appear subordinate to the main house and would preserve the contribution which the host building makes to the character and appearance of the conservation area. As such, it would not harmfully affect the significance of the main house in terms of the legibility of its original architecture and historic character.

The south-eastern boundary treatment to the garden area would be increased to match the height of the proposed extension. This minor increase in the height of the fence would help to screen the extension from public views and would not significantly affect the character and appearance of the property or the surrounding conservation area. Minor amendments to the garden area are also proposed which would not be readily visible from outside of the property and are therefore acceptable in terms of their impact on the conservation area. Whilst one cherry tree would be removed as part of the works, this would be replaced by a good quality cherry tree specimen which is considered acceptable in the circumstances. There is no objection from the Council's Tree Officer to the landscaping works. Tree protection measures will be secured by condition.

The Council's Conservation Officer has raised no objections to the proposals including its finishing materials. The size and siting of the proposed rear extension means that it would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy. Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

A comment has been received querying the drainage of surface water at the site. The proposal would increase the amount of soft landscaping at the site and additional rainwater attenuation is also provided through the installation of a sedum roof on the top of the rear extension, in addition to the provision of a water butt on site. The installation of the green roof would be secured by condition. The site and local area has not been subject to any notable incidence of historic surface water flooding and is not in a designated flood risk area. Therefore, it is considered that surface water will be adequately managed at the site as the result of this proposal. The Council's Sustainability Officer has no objections to this proposal.

The green roof above the extension should not be used as a terrace to protect neighbouring amenity. This shall be secured by condition.

The planning history of the site has been taken into account when coming to this decision. All comments received as part of the public consultation for the application have also been taken into account. The Eton CAAC objected to the application initially but following amendments to the plans their objection was

withdrawn.

As such, the proposed development is in general accordance with policies A1, A3, D1, D2 and CC3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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).
- 3 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.
- 4 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](http://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-householder-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

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope  
Chief Planning Officer