

Application ref: 2022/0017/P
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Date: 20 September 2022

Development Management
Regeneration and Planning
London Borough of Camden
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cube panning
20-22 Wenlock Road
London
N1 7GU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20 Eton Villas
London
NW3 4SG

Proposal: Enlargement of existing dormer windows to front and rear elevations, and installation of rooflights to side elevation, alteration to the front boundary treatment, the front and rear patio areas and alterations to windows on flank elevation.

Drawing Nos: 097-E-000; 097-E-001; 097-E-100; 097-E-102; 097-E-103; 097-E-104; 097-E-200; 097-E-201; 097-E-202; 097-E-300; 097-E-301; 097-E-302; 097-A-001 D; 097-A-100 D; 097-A-101 D; 097-A-102 D; 097-A-103 D; 097-A-104 D; 097-A-200 D; 097-A-201; 097-A-202; 097-A-300 D; 097-A-301 D; 097-A-302 D; 097-A-305 C; Supplementary Information dated 18.07.2022 and revised Design and Access Statement commissioned by Hasslebrand date 05.08.2022.

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:

097-E-000; 097-E-001; 097-E-100; 097-E-102; 097-E-103; 097-E-104; 097-E-200; 097-E-201; 097-E-202; 097-E-300; 097-E-301; 097-E-302; 097-A-001 D; 097-A-100 D; 097-A-101 D; 097-A-102 D; 097-A-103 D; 097-A-104 D; 097-A-200 D; 097-A-201; 097-A-202; 097-A-300 D; 097-A-301 D; 097-A-302 D; 097-A-305 C; Supplementary Information dated 18.07.2022 and revised Design and Access Statement commissioned by Hasslebrand date 05.08.2022.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to relevant part of work begun, full details of hard and soft landscaping and means of enclosure of all un-built, open areas, to include front and rear gardens have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 D2 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details [by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The application building is Grade II listed and semi-detached pair with no. 19. The building has been previously extended with front and rear dormers, as such the principle of the enlarged dormers to the front and rear roofslopes is considered acceptable. The proposals would result in front and rear dormer windows which match in dimensions and detailed design with the ones at no. 19. All the eight buildings on this side of the street have front and rear dormer windows and therefore they are accepted as part of the character of the roof form. The increase in size will bring symmetry to the semi-detached villas and will overall improve the appearance of the pair. The dormer would be clad in lead with new painted timber casement windows to be in keeping with surrounding context.

As revised, the rooflights proposed to the flank (west) elevation are acceptable in principle. Due to their modest size, a proportionate amount of the original roof would be retained. Retaining the original roof form ensures a significant part of the architecture remains and the proposed rooflight is considered a minor alteration to the flank roof slope. Moreover, the proposed rooflights have been positioned in between the historic roof timbers and will be flush with the roof slope. The proposed works would be conditioned to ensure both roof form and fabric are retained.

The lightwells to the front and rear of the building are increased in size and the gardens re-landscaped which is acceptable in principle, subject to further details in relation to the proposed materials to be secured by condition. This would ensure the materials proposed would be of high quality and consistent with the architectural quality and period of the host building. Further details in relation to landscaping shall be secured by condition.

To front elevation, it is proposed to reduce the height of the brick piers, and the flower bed walls removed and replaced with low hedge. The proposed boundary treatment would improve on the current situation and enhance the character and appearance of the host building and the wider Eton Conservation Area

As part of roof renovation works, the existing roof tiles would be replaced with Welsh slates to match existing tiles. This would be acceptable subject to details of the roof renovation and submission of sample for the Welsh slate to be secured by condition. The proposed works will not harm the special interest of the listed building.

No objection is raised to the like for like replacement of the existing rooflight on the crown of the existing roof.

The proposal includes removal of two modern timber windows on flank elevation and installation of an arch window at lower ground level to match the existing arched sash window at the upper floors. On same elevation, the small non-original window at upper floors to be replaced with double glazed timber

framed window. The proposed alterations are considered appropriate and would preserve the character and appearance of the property.

- 2 The changes to the patio area to the rear are considered acceptable. The existing patio area would be enlarged with retaining wall to be moved into the garden and new steps are to be added to connect the larger patio area to the rear garden. The details of the proposed patio alterations would be conditioned to ensure that the design, scale, siting and materials of the development would be in keeping with the character and appearance of the host property and surrounding area.

In terms of impact on neighboring amenity, the proposed alterations and extensions to the roof would not cause any significant harm to the daylight, sunlight and privacy of neighbouring properties. All of the proposed windows to the side elevation would share the similar outlook as the existing windows and would not exacerbate current levels of overlooking. Thus, there would not be any significant impact caused in terms of loss of privacy, overlooking nor outlook to the neighbouring amenity.

No significant impact would arise to neighbouring amenity from the proposed changes to the patio area to the front or rear.

Eton CAAC was reconsulted following the revised drawing showing the internal fireplace would be retained and the initial objection was withdrawn. No other comments were received in relation to this proposal. The site's planning history was considered in the determination of this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 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 2021.

- 3 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).
- 4 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.

- 5 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>.

Yours faithfully



Daniel Pope
Chief Planning Officer