

Application ref: 2024/1524/L
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Date: 3 July 2024

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

Flat 1
39 Eton Avenue
London
NW3 3EP

Proposal: Details pursuant to Condition 4 (brickwork) of Listed Building Consent ref: 2023/1191/L dated 3 October 2023 for the 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: Brickwork sample images, existing building wall images, & rear planted wall images, 0107-00-GA-102 Dated 01.07.2024 Rev R3-03, 0107-00-GA-101 Dated 01.07.2024 Rev R3-03.

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

Conditions And Reasons: n/a

Informative(s):

- 1 Reasons for granting permission:

Condition 4 (brickwork) of Listed Building Consent ref: 2023/1191/L requires a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing to be provided on site and approved in writing by the local planning authority.

The applicant has provided 4 separate samples of brickwork which Council's Conservation Officer has reviewed and confirmed that of the 4 samples, 2 would be of appropriate design and materiality, that being the 'Heritage Red Blend brick' and the 'Swannage Handmade Light red Multi brick'. The agent has provided a plan with the 'Heritage Red Blend brick', referencing the bricks in the annotated text, and highlighting the areas where the brick is to be used. As such, the brick detail would preserve the character and appearance of the Listed Building and Conservation Area.

The full impact of the development has been considered during the determination of the original application.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

The proposed details would not have a harmful impact on the appearance of the listed host buildings and streetscene or on the character of the conservation area.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the details are in accordance with policy D2 the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to listed building consent 2023/1191/L granted on 3 October 2023 which need details to be submitted, have been approved.

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 2023.

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