

Application ref: 2024/2887/P
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Ms MARIA DEMETRIOU
24 ETON AVENUE
LONDON
LONDON
NW3 3HL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

24 Eton Avenue
London
NW3 3HL

Proposal: Replacement of existing roof tiles with like-for-like new roof tiles, and replacement of existing single-glazed timber windows with double-glazed timber windows on the front elevation.

Drawing Nos: Design & Heritage Statement for 24 Eton Avenue, NW3 3HL; A-00 Location Plan; A01 SITE PLAN; A02 EXISTING FRONT ELEVATION; A03 EXISTING GROUND FLOOR PLAN; A04 EXISTING FIRST FLOOR PLAN; A05 EXISTING FIRST FLOOR PLAN; A06 PROPOSED FRONT ELEVATION; A07 PROPOSED GROUND FLOOR PLAN; A08 PROPOSED FIRST FLOOR PLAN; A09 PROPOSED FIRST FLOOR PLAN; A10 EXISTING ROOF PLAN; A11 PROPOSED ROOF ; A12 SECTION ; A13 SECTION; A14 SECTION

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 & Heritage Statement for 24 Eton Avenue, NW3 3HL; A-00 Location Plan; A01 SITE PLAN; A02 EXISTING FRONT ELEVATION; A03 EXISTING GROUND FLOOR PLAN; A04 EXISTING FIRST FLOOR PLAN; A05 EXISTING FIRST FLOOR PLAN; A06 PROPOSED FRONT ELEVATION; A07 PROPOSED GROUND FLOOR PLAN; A08 PROPOSED FIRST FLOOR PLAN; A09 PROPOSED FIRST FLOOR PLAN; A10 EXISTING ROOF PLAN; A11 PROPOSED ROOF ; A12 SECTION ; A13 SECTION; A14 SECTION

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.

Informative(s):

- 1 Reasons for granting permission

The proposed seeks to alter the existing single-glazed windows on the front façade with double-glazed, energy-efficient, and secure windows, as well as replacing the existing roof tiles. These replacements are designed to match the original period design with no new additions or alterations. The proportions, dimensions openings and architectural detailing will be replicated as closely as possible. The appearance, design, and details will adhere to building regulations and align with the guidelines set out in the Belsize Conservation Area appraisal and management strategy. Given these modest alterations which would be like for like they would be in keeping with the existing building and surrounding properties therefore the proposal would preserve the character and appearance of the host building and Belsize Conservation Area.

Given the minor nature of the proposals, this development is not considered to have any negative impact on neighbouring residential amenity in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As the application relates to a householder application, the proposal is considered to be exempt from the Biodiversity Net Gain requirements set out within Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and Belsize Conservation Area appraisal and management strategy (2003). 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 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.

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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:

<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 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer