

Application ref: 2024/0670/P  
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**Development Management**  
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RSA  
21 COLEHERNE ROAD  
LONDON  
SW10 9BS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

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

Proposal:

Erection of a new side dormer window, removal of balcony and external stairs (and formation of replacement balustrading), widening of rear terrace, steps to rear garden and external (window) alterations

Drawing Nos: Site location plan, ETN 100 B, ETN 101 B, ETN 102 B, ETN 103 B, ETN 104 B, ETN 200 B, ETN 201 B, ETN 300 B, ETN 301 B, ETN 302 B, ETN 110 B, ETN 111 B, ETN 112 B, ETN 113 B, ETN 114 B, ETN 210 B, ETN 211 B, ETN 310 B, 311 B, ETN 312 B, ETN 410, ETN 411, ETN 412, ETN 413, EDW 700, ETN 701, Under floor heating installation detail, Door detail AP038-03-2020, Cover Letter 07/06/2024, Design & Access Statement 07/06/2024, Heritage Statement.

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: Site location plan, ETN 100 B, ETN 101 B, ETN 102 B, ETN 103 B, ETN 104 B, ETN 200 B, ETN 201 B, ETN 300 B, ETN 301 B, ETN 302 B, ETN 110 B, ETN 111 B, ETN 112 B, ETN 113 B, ETN 114 B, ETN 210 B, ETN 211 B, ETN 310 B, 311 B, ETN 312 B, ETN 410, ETN 411, ETN 412, ETN 413, EDW 700, ETN 701, Under floor heating installation detail, Door detail AP038-03-2020, Cover Letter 07/06/2024, Design & Access Statement 07/06/2024, Heritage Statement.

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.

#### Informative(s):

- 1 The initial extent of works proposed was largely modelled on what had been approved in other villas in the grouping, however each listed building should be considered on its own merits and this specific building was presented with substantially intact plan form and features, such that, what may have been acceptable elsewhere due to the existing compromised conditions would have incurred substantial harm to this specific asset.

Amendments were made over the course of the application (which was initially considered to represent an unsupportable scheme) and these have addressed the key areas of harm to preserve the special interest of the Grade II Listed Building.

The primary external alterations proposed to the building include the construction of a side roof slope dormer, alterations to the windows and joinery, and the replacement of a rear elevation balcony.

Within the wider grouping of the listed villas, 6 out of the 8 present a side elevation dormer, so the principle of such an alteration is supported. The proposed dormer has been appropriately scaled, located and proportioned to match the neighbouring dormers and traditionally detailed with solid sides and lead cladding. So, while not an original feature and with a minor loss of historic fabric, given the context, the side dormer would not appear as an incongruous out-of-place addition and it would therefore not harm the heritage value of the building or Conservation Area.

The original joinery window units (many of which retain historic glass) will be retained in-situ with works limited to general repairs. Joinery replacements are only proposed to modern units at lower ground floor (LGF) and attic level where historically appropriate fenestration patterns would be introduced. The existing French doors to the rear elevation of the upper ground floor (UGF) although not original are historically significant and traditional and there is some harm posed by their replacement. However, in this specific case, the existing units are in a deteriorated condition that justify their replacement, and the new sash window fenestration with its 6-over-6 glazing bar pattern would reinstate a more historically accurate condition and would therefore be appropriate to the heritage of the building.

The rear balcony and stairs to be removed are modern fabric and they would be replaced with features in a more historically accurate detail and materiality and would therefore be acceptable.

The existing rear paved patio/terrace would be extended, and steps reconfigured. This would aid in the stabilisation of the side boundary wall. This would not involve the loss of any large mature vegetation that contributes to the character of the Conservation Area and the rear garden, and planting would remain unaltered. The new paving would be of permeable York stone. No change is proposed to the front garden.

Conditions to secure details of the balustrade, joinery and chimney pieces are included on the associated Listed Building Consent (2024/1189/L).

The proposal is therefore considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2 The proposed works are not considered to cause harm to the character and appearance of the host property or the amenity of neighbouring occupiers. The new side dormer window would not result in any undue overlooking or be overbearing upon or result in any significant loss of light at any neighbouring properties. The proposals would not include any rooms, windows or balconies which would increase overlooking or be overbearing.

The planning history of the site has been taken into account when coming to this decision. No letters of objection were received from the occupiers of any neighbouring properties following statutory consultation.

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

- 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](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 be 'DRP', written in a cursive style.

Daniel Pope  
Chief Planning Officer