

Application ref: 2024/4868/L
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Ambient Studio
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 1
39 Eton Avenue
London
NW3 3EP

Proposal: Alteration to fenestrations including widening of the door and replacement of the brick lintel and replacement of bay windows with painted slimline timber framed double-glazed units.

Drawing Nos: 0107-B-00-EX-001 (R3-01), 0107-B-00-EX-101 (R3-01), 0107-B-00-EX-102 (R3-01), 0107-B-00-EX-201 (R3-01), 0107-B-00-EX-202 (R3-01), 0107-B-00-EX-203 (R3-01), 0107-B-00-EX-301 (R3-01), 0107-B-00-EX-302 (R3-01), 0107-B-00-EX-303 (R3-01), 0107-B-00-EX-401 (R3-01), 0107-00-GA-201 (R3-03), 0107-00-GA-301 (R3-03), 0107-00-GA-302 (R3-03), 0107-00-GA-401 (R3-03), 0107-B-00-D-202 (R3-02), 0107-B-00-D-203 (R3-01), 0107-B-00-D-303 (R3-02), 0107-B-00-LA-202 (R3-03), 0107-B-00-LA-203 (R3-01), 0107-B-00-LA-303 (R3-03), 0107-B-00-XA-801 (R3-01), 0107-B-00-XA-802 (R3-03)

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

0107-B-00-EX-001 (R3-01), 0107-B-00-EX-101 (R3-01), 0107-B-00-EX-102 (R3-01), 0107-B-00-EX-201 (R3-01), 0107-B-00-EX-202 (R3-01), 0107-B-00-EX-203 (R3-01), 0107-B-00-EX-301 (R3-01), 0107-B-00-EX-302 (R3-01), 0107-B-00-EX-303 (R3-01), 0107-B-00-EX-401 (R3-01), 0107-00-GA-201 (R3-03), 0107-00-GA-301 (R3-03), 0107-00-GA-302 (R3-03), 0107-00-GA-401 (R3-03), 0107-B-00-D-202 (R3-02), 0107-B-00-D-203 (R3-01), 0107-B-00-D-303 (R3-02), 0107-B-00-LA-202 (R3-03), 0107-B-00-LA-203 (R3-01), 0107-B-00-LA-303 (R3-03), 0107-B-00-XA-801 (R3-01), 0107-B-00-XA-802 (R3-03)

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent:

No.39 Eton Avenue is a Grade II listed building and located in the Belsize Conservation Area. The proposals relate to a duplex ground and lower ground floor level apartment formed from the northern section of the original house.

The widening of the door and alteration to the brick lintel would result in a loss of origin fabric, but the scale would be proportional and balanced with the upper level joinery. Fenestration and materials are to match the existing and be consistent across the full envelope of the listed building. As the joinery units are not historic or form part of a uniform fenestration pattern the introduction of slimline double glazing in these units would not harm the significance. Overall in terms of design and heritage the alterations are considered acceptable.

The proposal would preserve the character and appearance of the conservation area overall. It would also preserve the special architectural or historic interest of the listed building. The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed building, its setting, and its features of special architectural or historic interest.

The planning history of the site was taken into account when coming to this decision. The Belsize Conservation Area Advisory Committee commented on the application requesting that the proposal match neighbour's fenestration pattern and the proposal has since been amended to achieve this and thus the Belsize Society has since removed their objection.

As such, the proposal is in general accordance with policies D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2024.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer