



Camden

ENVIRONMENT

Development Control Team

LONDON BOROUGH OF CAMDEN  
ENVIRONMENT DEPT  
RECORDS & INFORMATION  
SERVICES

RECEIVED

- 9 MAR 2004

Camden Town Hall  
40 Gyle Street  
Entrance  
Euston Road  
London WC1H 8NDPLANNING  
APPLICATION FORM

Town &amp; Country Planning Act 1990

Please read accompanying notes before answering any questions.

Please complete all sections in BLOCK CAPITALS. Please answer every question.

Four copies of the completed form and five sets of drawings specified in Note 5 are required.

I am applying for planning permission and declare that to the best of my knowledge all the information in this application form and on submitted plans is correct.

Signed

Applicant/Agent (please delete)

Date

FEE (Please delete/insert as appropriate)

- I enclose the application fee of £

by cheque/P.O No:

- No fee is payable for the following reason:

RESUBMISSION OF  
REVISED APPLICATION

## FOR FINANCE SECTION USE:

Receipt No. \_\_\_\_\_

Date \_\_\_\_\_

Payee \_\_\_\_\_

Area: S NW NE

Cheque/PO £ \_\_\_\_\_

## FOR OFFICE USE:

Case file \_\_\_\_\_

Reg. No. PL / \_\_\_\_\_

Date Record \_\_\_\_\_

1

## Applicant

Name MR. S SANDERSON, Mrs. G. HILGARD

Address FLAT 1  
B ETON AVENUE  
LONDON

Post Code NW3 3EL

Tel. No. \_\_\_\_\_

Agent (if any) to whom correspondence will be sent.

Name TAG ARCHITECTS

Address 14 BELSIZE CRESCENT

LONDON

Post Code NW3 5QH

Tel. No. 0207. 431 7974

Contact Name/Ref: Mr. T. GLISZCZYNSKI

2

## Address of Application Site.

FLAT 1, B ETON AVENUE,  
LONDON

Post Code NW3 3EL

Does this site include any listed buildings/structures?

Yes ☒ No ☐

3a

## Description of Development for which application is made.

- REAR EXTENSION TO THE UPPER FLOOR DAY ROOM,
- CONVERSION OF GARAGE INTO GRANNY ANNEX STUDIO,
- INCLUSION OF MINOR ADDITIONS (CONSENTED TO IN 1999 (SEE COVERING LETTER OF 26 FEBRUARY 2004))

3b

## Present use(s) of land or property.

RESIDENTIAL

4

## Type of Application (tick as appropriate).

- A ☒ A full application for new building works and/or change of use.
  - B ☐ An outline application - Please tick those matters (if any is appropriate) for which approval is sought at this stage.  
Siting ☐ Access ☐ Design ☐ External Appearance ☐ Landscaping ☐
  - C ☐ An application for removal/alteration of a condition of a previous planning permission.
  - D ☐ An application for renewal of permission.
  - E ☐ An application for buildings or works already carried out or use of land already started.
- If you have ticked C or D please give date of previous permission ( / / ) and the reference (PL/ )

5

## Plans and Drawings Submitted with this Application.

Please list all drawings, plans and documents forming part of this application. (These should have distinctive reference numbers):

088/S1A, SSC, S6, SS2A, SS3A, PS5A, PS10B, PS11A, P1B, P2A, P3B,  
S11, PH1

Please specify type and colour of external materials here (or in a covering letter) and on your plans.

FAIRFACED MASONRY TO MATCH, EXTERNAL JOINERY TO MATCH, ROOF COVERING TO MATCH.

6

## Additional Information.

If any of the answers below is yes, the details should be clearly identified on the application drawings.

- Does the proposal involve the felling or lopping of trees?

If yes specify works proposed

Yes ☐ No ☒

- Does the proposal involve a new or altered access from a public highway?

Vehicular - Yes ☐ No ☐Pedestrian - Yes ☐ No ☐

Does the proposal affect a public right of way?

Yes ☐ No ☒

- Have arrangements been made for refuse storage?

AS EXISTING

Yes ☐ No ☒

- Does the proposal take account of the needs of people with disabilities?

AS EXISTING

Yes ☐ No ☒Not applicable ☐

- Does the proposal provide for a means of escape in case of fire?

AS EXISTING

Yes ☐ No ☐

- Does the proposal include parking spaces?

If yes, please state the number of parking spaces.

Yes ☐ No ☐Existing ☐ Proposed ☐

7

## All Types of Development: Floorspace.

- What is the amount of floorspace in the following categories to which the application relates? (If vacant please state last known uses and give amounts.)

	Existing gross (state if vacant)	Proposed gross
Retail (A1)	m <sup>2</sup>	m <sup>2</sup>
Financial/Professional Services (A2)	m <sup>2</sup>	m <sup>2</sup>
Restaurant/Cafe/Public House etc (A3)	m <sup>2</sup>	m <sup>2</sup>
Offices	m <sup>2</sup>	m <sup>2</sup>
Industrial	m <sup>2</sup>	m <sup>2</sup>
Warehousing	m <sup>2</sup>	m <sup>2</sup>
Residential (FLAT 1 ONLY)	221.10 m <sup>2</sup>	249.10 m <sup>2</sup>
Hotel/Hostel (see below)	m <sup>2</sup>	m <sup>2</sup>
Other (state use and whether now vacant and complete floorspace columns)	m <sup>2</sup>	m <sup>2</sup>
	m <sup>2</sup>	m <sup>2</sup>
Total	221.10 m <sup>2</sup>	249.10 m <sup>2</sup>
	a) b)	a) b)

Hotel/Hostel: Number of (a) bedroom (b) bedspaces

What is total net area of the site?

1,200

m<sup>2</sup>/hectares

(OVERALL PLOT AREA OF 13.6 HA. AVE.)

**8****Development Involving Residential Use (including conversion)**

- Please give the number of existing residential units on the site:-

Single family dwelling houses ☐ Self contained flats and maisonettes ☒ (SEVEN) Other ☐

Number Vacant ☐ Number Vacant ☐ Number Vacant ☐

- Please describe the nature of any units listed as 'other' above (e.g. Non-self contained accommodation):-

- Please give the number and size (by number of bedrooms) of proposed residential units on the site. Do not include any non-self contained units.

	Single family dwelling houses	Self contained flats and maisonettes
1 bedroom		AS EXISTING
2 bedrooms		AS EXISTING
3+ bedrooms		AS EXISTING
TOTAL		AS EXISTING (SEVEN).

- Are you proposing any non-self contained units? Yes ☐ No ☒

If yes, how many?

**9****Information relating to Non-Residential Developments**

- Does the proposal include the installation of plant, ventilation ducting or air conditioning equipment? Yes ☐ No ☐
- If yes, please give full details of the type of equipment proposed either on the drawings or in the form of a covering letter.

Does the proposal provide for loading and unloading within the site? (if yes, identify on plan) Yes ☐ No ☐

- Please give the number of vehicles that enter the site on a normal working day.

	HGV	Other Vehicles
Existing		
Proposed		

Does the proposal involve the use of hazardous materials?

- If yes, please state what materials and approximate quantities in a covering letter. Yes ☐ No ☐

**10****Section 66 Certificate**

N.B. You must complete the appropriate Section 66 certificate as part of your application - Please see note 10 for

- If you are the sole owner of the land to which the application relates complete Certificate A below (Owner means a person having a freehold or leasehold interest with at least 7 years unexpired).

This Certificate is not appropriate unless you are the sole owner. (See Note 10)

- If you are not the sole owner of the land or if any part of the development goes outside land in your ownership. (even if only foundations) you must complete Certificate B below and serve notice on each of the owners. using the wording in Notice 1 below. (see Note 10)

- If you do not know the names of all or any of the owners you will need to complete Certificate C or D which will be sent to you on request. (See Note 10)

- Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular is liable on conviction to a fine not exceeding £400

**CERTIFICATE A Under Section 66 of the Town and Country Planning Act 1990 (Owner's Certificate)**

I certify that:

1. at the beginning of the period of 21 days ending with the date of this application nobody, except the applicant, was the owner of any part of the land to which this application relates.
2. none of the land to which this application relates is, or is part of an agricultural holding.

Signed \_\_\_\_\_ Date \_\_\_\_\_

on behalf of: \_\_\_\_\_



## CERTIFICATE B Under Section 66 of the Town and Country Planning Act 1990

I certify that:

1. I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of this application, was the owner of any part of the land to which this application relates, as listed below:  
(continue on separate sheet if necessary.)

Owner(s) name:

Address at which notice  
was served

Dates on which notice  
was served

SEE SEPARATE SHEET

2. none of the land to which this application relates is, or is part of, an agricultural holding.

Signed

Date

on behalf of:

## NOTICE No. 1 Under Section 66 of the Town and Country Planning Act 1990

Proposed development at (a)

I give notice that (b)

is applying to Camden Council for planning permission to:

(c)

Any owner of the land who wishes to make representations about this application should write to Development Control, Environment Department, Camden Town Hall, Argyle Street Entrance, Euston Road, London WC1H 8EQ within 21 days of the date of service of this notice.

Insert:

- (a) address or location of the proposal development  
(b) applicant's name  
(c) description of the proposed development

Signed

Date

on behalf of:

11

### Duplicate Applications/Re-submissions

Have you submitted a duplicate (ie identical) application?

Yes ☐

No ☒

If yes, and you have already received an acknowledgment, please give our Registered number: PL;

Do you want your application to be considered as a re-submission of an earlier application that was either refused or withdrawn?

Yes ☒

No ☐

If yes, please give our registered number and the date that your earlier application was either refused/withdrawn (please delete as appropriate):

PL: 2003/1123/P, 2003/1124/L Date 30th JUNE 2003

Have you submitted any other application in connection with this application?  
(eg for : Listed Building, Conservation Area, or Control of Advertisement Consent)

Yes ☒

No ☐

If yes, please specify: LISTED BUILDING

12

Is the applicant/agent related to either a member of the Council or any Council employee?

Yes ☐

No ☒



**Camden**

**ENVIRONMENT**

**Development Control Team**

Camden Town Hall  
Argyle Street  
Entrance  
Euston Road  
London WC1H 8ND

# APPLICATION FOR LISTED BUILDING CONSENT

Planning (Listed Buildings and  
Conservation Areas) Act 1990

Please read accompanying notes before answering any questions. Please complete all sections in BLOCK CAPITALS. Please answer every question. Five copies of the completed form and six sets of drawings (as specified in Note 6) are required.

I apply for listed building consent and declare that to the best of my knowledge all the information contained in this form is correct.

Signed

Applicant/Agent (please delete)

Date

26 February 2004

FOR OFFICE USE:

Case File C/A

Reg. No. CA /

Date Record

**1**

## Applicant

Name MR. S. SANDERSON, MRS. G. HILGALLON

Address FLAT 1, 13 ETON AVENUE,  
LONDON

Post Code NW3 3EL

Tel. No.

Agent (if any) to whom correspondence will be sent.

Name TAG ARCHITECTS

Address 14 BELSHUE CRESCENT

LONDON

Post Code NW3 3SQ

Tel. No. 0207 431 7974

**2**

## Address of Application Site.

FLAT 1, 13 ETON AVENUE, LONDON NW3

Tick appropriate box

Grade of Building		
I	II	III
		X

**3**

## Description of Proposed Works

a. Does the proposal involve total or substantial demolition of listed building(s)?

Yes Complete ☐

No ☒

b. will there be partial demolition  
(if yes, give a brief description of the proposed demolition.)

Yes ☐

No ☒

c. Does the proposal relate to a variation or discharge of conditions on a listed building consent?

Yes ☐

No ☒

If "Yes", Specify:

Date of decision : Registration No. /

Details of the relevant condition:

**4**

## Alterations or Extension (to be answered only if works involve alterations or extensions)

Materials - specify type & colour of materials & applied finishes where applicable to:

Walls and Roof FAIR FACED MATCHING BRICKS, TO MATCH  
MATCHING CERAMICTILES Windows and Doors TIMBER, PLAIN GLASS, TO MATCH.

Internal surfaces PAINTED PLASTER

**5**

## Submission of Application for Planning Permission or Advertisement Consent

Has an application for planning permission been submitted in respect of the proposed works?

Yes ☒

No ☐

If no, please state reason:

Has an application for advertisement consent been submitted in respect of the proposed works?

Yes ☐

No ☒

## 6 Plans and Drawings

List all drawings submitted for approval. Six copies of each drawing will be required unless the application is submitted in conjunction with a planning application. In such a case, provided that the drawings for each application are identical, one set will be sufficient.

088 / S1A, S5C, S6, S52A, S53A, P55A, P510B, P511A, P1B,  
P2A, P3B, S11, P111

7 Is the applicant/agent related to either a member of the Council or any Council employee?

Yes ☐

No ☒



London Borough of Camden  
Planning Service  
Environment Department

## A Guide to applicants for Listed Building Consent

Listed Building Consent is normally required for any works which involve total or substantial demolition, extension, internal or external alteration (including partial demolition) of a listed building or any structures which fall within its curtilage if these structures were erected before 1 July 1948. If you require advice on whether your building is listed or whether the works you are proposing require Listed Building consent, you are advised to contact Planning at the address below.

Listed Building Consent is additional to and does not remove the need to obtain planning permission or Conservation Area Consent when necessary (see Q5). It is necessary for the Council to consult with and gain direction from the Historic Buildings and Monuments Commission before consent can be granted.

### Notes:

#### 1 Name and Address of Applicant/Agent

If the form is completed by an agent all correspondence from the Council will be sent to him/her. Please give a contact name or reference.

#### 2 Address of Application Site

The application should be accompanied by a plan or sketch preferably to a scale of 1:1250 showing the site to which it refers and its boundary and relationship to adjoining property. The application site should be edged in red and any adjoining land owned by the applicant edged in blue.

#### 3 Description of Proposed Works

Please tick the appropriate boxes and provide a summary of the works proposed to the listed building(s) including any demolition or alterations internally or externally. Also specify any structure within the curtilage to be removed or altered.

#### 4 Alterations or Extensions

Please specify the type, colour, style of materials and applied finishes to be used both internally and externally. Also specify any structures within the curtilage to be removed or altered.

#### 5 Submission of an Application for Planning Permission and Advertisement Consent

Works which need planning permission will require the submission of a separate application. Likewise, if your proposal includes partial or complete demolition of an unlisted building or structure in a conservation area, Conservation Area Consent may be required. Advertisement Consent will probably be necessary if your proposal involves the installation of an illuminated sign and may also be necessary for other types of advertisements. All these applications should be made at the same time. The relevant forms can be obtained from Planning at the address given at the end of this application form.

#### 6 Plan and Drawings

6 copies of drawings to a scale of 1:50 are required showing existing and proposed floor plans, elevations and sections unless the application is accompanied by a planning application showing the same development, in which case only one additional set of drawings is required (ie. 10 in all). All plans and drawings submitted for approval should be identified by a distinctive reference number. Plans should also show a north point, the metric scale and indicate whether enlarged from an Ordnance Survey map or drawn from survey. Materials and finishes should be indicated on drawings and the extent of proposed works clearly shown and fully annotated. If consent for partial demolition is required, the parts of the building(s) affected should be clearly marked in red on existing floor plans, sections and elevations. Photographs showing relevant areas of the building may assist in securing a speedier decision.

If you wish to enclose any additional information, please do so in the form of a covering letter.

**Your application will not be progressed if insufficient information is received by the Council.**



# NOTICE No. 1

SEE SHEETS  
ENCLOSED.

## PART II

### PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 NOTICE FOR SERVICE ON INDIVIDUALS

Proposal for [demolishing] [altering] [extending] [varying or discharging conditions]\*

(a) \_\_\_\_\_

TAKE NOTICE that application is being made to the London Borough of Camden Council by:

(b) \_\_\_\_\_

for [listed building consent] [variation or discharge of conditions]\*

re. (c) \_\_\_\_\_

If you wish to make representations about the application, you should make them in writing, not later than

(d) \_\_\_\_\_

to the Council at Planning Camden Town Hall, Argyle Street Entrance, Euston Road, London, WC1H 8ND

\* Delete where inappropriate.

Signed \_\_\_\_\_

[on behalf of \_\_\_\_\_]

Date \_\_\_\_\_

#### Notes

- (a) Insert name, address or location of building with sufficient precision to ensure identification.
- (b) Insert name of applicant.
- (c) Insert description of proposed works and name, address or location of building, or, if in the case of an application to vary or discharge conditions, insert description of the proposed variation or discharge.
- (d) Insert date not less than 20 days later than the date on which the notice is served.

## Duplicate Applications/Resubmissions

Have you submitted a duplicate application?

Yes ☐ No ☒

If yes, please give our Registered Number of your duplicate application:

\_\_\_\_\_ H/B \_\_\_\_\_

Do you want your application to be considered as a resubmission of an earlier application that was either refused or withdrawn?

Yes ☒ No ☐

If yes, please give our registered number and the date that your earlier application was either refused/withdrawn (delete):

\_\_\_\_\_ H/B 2003/1124/L Date 30th JUNE 2003

## Check List

Please use this list to check that your application for List Building consent has been completed correctly.

- ☒ Have you provided 6 copies of plans (or 10 in total if submitted with a planning application) for each separate application showing clearly and accurately, to a metric scale, the existing site or building (including uses) and what changes you intend to make?
- ☒ Have you provided 4 copies of a location plan, drawn to scale with the site outlined in red and any land in the same ownership outlined in blue?
- ☒ Have you provided enough information including good quality photographs of the site (marked as necessary) so that your proposals can be fully understood?
- ☒ Have you signed, dated and fully completed 4 copies of the application form for each separate application?
- ☒ Have you given full information on who owns the land involved? Have the correct notices been served on the owners (if there are other owners apart from the applicant)? (See Part II)

Please send your completed form (with four copies), the correct fee, and six sets of drawings to:

Planning, Development Control  
Environment Department  
Camden Town Hall  
Argyle Street Entrance  
Euston Road  
London WC1H 8ND

or by hand to One Stop Reception/Enquiry Desk, 5th Floor, at the above address



Published by  
Environment Department,  
London Borough of Camden  
November 1998

## PART II - Site Ownership

When making an application for Listed Building Consent, it is important that you provide information about the ownership of the application site by filling in an appropriate Section 11 Certificate. There is a penalty for knowingly or recklessly completing a false or misleading certificate.

N.B. An OWNER is the freeholder of the site and anyone who has a leasehold interest with at least 7 years unexpired.

Use Certificate A if you are the sole owner of all the land and buildings to which this application relates. If you are not the only owner of all the application site then any other person who qualifies as an owner must be informed of the terms of your application. If you can identify all other owners you must serve a notice on them using the wording shown in Notice 1. Once you have done this, complete certificate B and submit it to the Council with your application. Certificates C and D and Notices 2 are available from the Council at the address given at the bottom of the application form. Use certificate C if you do not know the names of ALL the owners of the application site, and certificate D if you do not know any of the owners of the site. In these cases you will need to post a notice on the site and put a notice in a local newspaper using the wording of Notice 2 as well as notify all known owners using the wording of Notice 1.

## SCHEDULE 2

Regulation 6

### PART I

#### PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

##### Certificate A

Under Section 11 of the Planning (Listed Buildings and Conservation Areas) Act 1990

I hereby certify that:

No person other than [myself] [the applicant]\* was the owner (a) of any of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed \_\_\_\_\_

[on behalf of \_\_\_\_\_]

Date \_\_\_\_\_

\* Delete where inappropriate.

##### Notes

(a) "Owner" means a person having a freehold interest or a Leasehold interest of which not less than 7 years remain unexpired.

##### Certificate B

Under Section 11 of the Planning (Listed Buildings and Conservation Areas) Act 1990

I hereby certify that:

[I have] [The applicant has]\* given the requisite notice to all the persons other than [myself] [the applicant]\* who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners (a) of the building to which the application relates-

Name of owner

Address

Date of service of notice

Signed \_\_\_\_\_

[on behalf of \_\_\_\_\_]

Date \_\_\_\_\_

\* Delete where inappropriate.

##### Notes

(a) "Owner" means a person having a freehold interest or a Leasehold interest of which not less than 7 years remain unexpired.

SEE SHEET ENCLOSED.



# THOMAS ADAM GLISZCZYNSKI

A R C H I T E C T S

Mr. Michael Fox  
Development Control Planning Services  
L.B. of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

26 February 2004

2004 / 1115 / P  
2004 / 1116 / L

Dear Mr. Fox,

**RE: FLAT 1, 13 ETON AVENUE, LONDON NW3  
RESUBMISSION OF PLANNING APPLICATION No. 2003/1123/P  
AND LISTED BUILDING CONSENT APPLICATION No. 2003/1124/L**

Please find enclosed our revised resubmitted drawings relating to the above Applications submitted in June 2003. The originally submitted drawings are fully substituted by the new ones.

As before, you will note from the planning history that Planning and Listed Building Consents No. PE9800798R2 and LE9900216 have been granted in 1999 for various rear extensions to the property at the Ground and Lower Ground Floor level and for alterations to the existing garage at the back of the rear garden. The currently revised drawings show both newly proposed building alterations as well as the building alterations consented to in 1999.

The current drawing revisions could be summarised as follows:

1. The previously proposed two storey side extension to the main building shown on the drawings submitted in 2003 is omitted;
2. The existing detached garage, previously shown as removed, is now retained and converted into a habitable space, a Granny Annex Studio, ancillary to the residential use of Flat 1, 13 Eton Ave. The garage structure is shown as enlarged with a side porch, in line with the Consents of 1999. The materials remain as existing and as consented to in 1999. The Applicants do not wish for the Granny Annex to acquire the status of a separate dwelling house (a leasehold) and would be happy to accept this as a planning condition.
3. The upper floor Kitchen is shown as enlarged by the addition of a traditional timber conservatory, as consented to in 1999.
4. The proposed extension to the Upper Floor Day Room remains as previously

shown on the drawings submitted in 2003.

I hope the above drawings are self-explanatory, but please contact the undersigned should you require any additional information, or wish to make any comments on the enclosed revised proposal prior to determining the applications. The Applicants trust that this revised application is acceptable thereby negating the need to appeal against the decision on the original two storey side extension application.

I look forward to hearing from you.

Yours sincerely,



Thomas Gliszczynski, RIBA

encl./

c.c. Mr. and Mrs. S. Sanderson

**CERTIFICATE B**  
**Under Section 11 of the Planning (Listed Buildings and Conservation Areas)**  
**Act 1990**

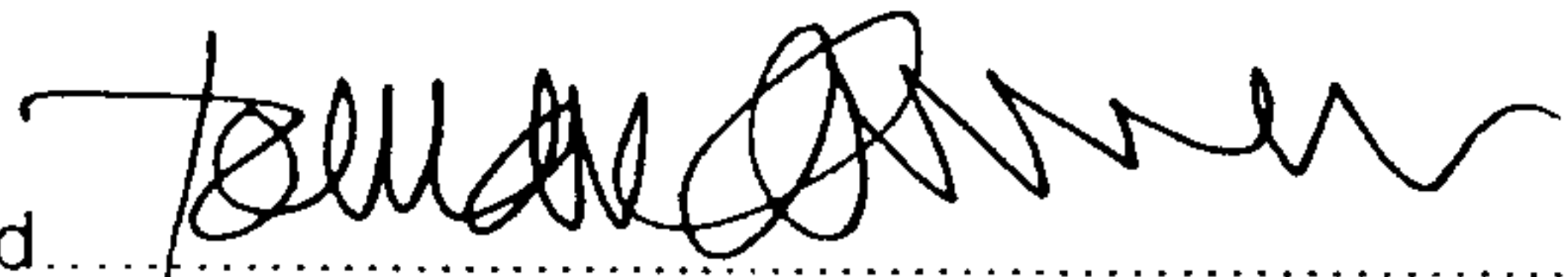
I Certify that:

1. I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of this application, was the owner of any part of the land to which this application relates, as listed below:

<b>Owner's name:</b>	<b>Address at which notice was served:</b>	<b>Dates on which notice was</b>
David Green	Flat 2, 13 Eton Avenue, NW3 3EL	26th February 2004
Norman Morris	Flat 3, 13 Eton Avenue, NW3 3EL	26th February 2004
Lanni Strauss	Flat 4, 13 Eton Avenue, NW3 3EL	26th February 2004
James Pearson	Flat 5, 13 Eton Avenue, NW3 3EL	26th February 2004
Lanni Strauss	Flat 6, 13 Eton Avenue, NW3 3EL	26th February 2004
Anthony Simmons	Flat 7, 13 Eton Avenue, NW3 3EL	26th February 2004
13 Eton Avenue Ltd.	Flat 1, 13 Eton Avenue, NW3 3EL	26th February 2004

2. None of the land to which this application relates is, or is part of, an agricultural holding.

Signed



Date

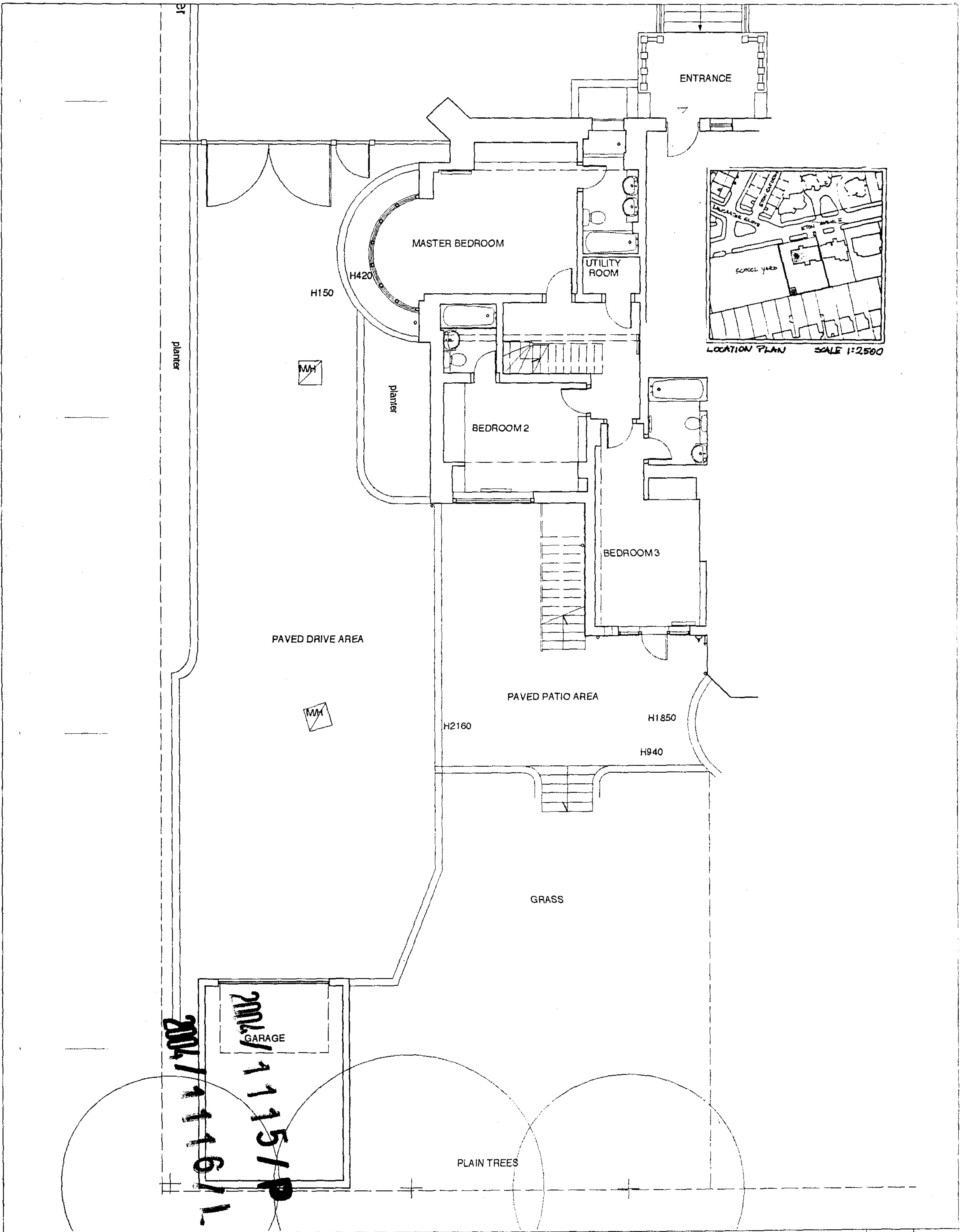
26/02/2004


on behalf of Mr. S. Sanderson and Mrs. G. Gallon

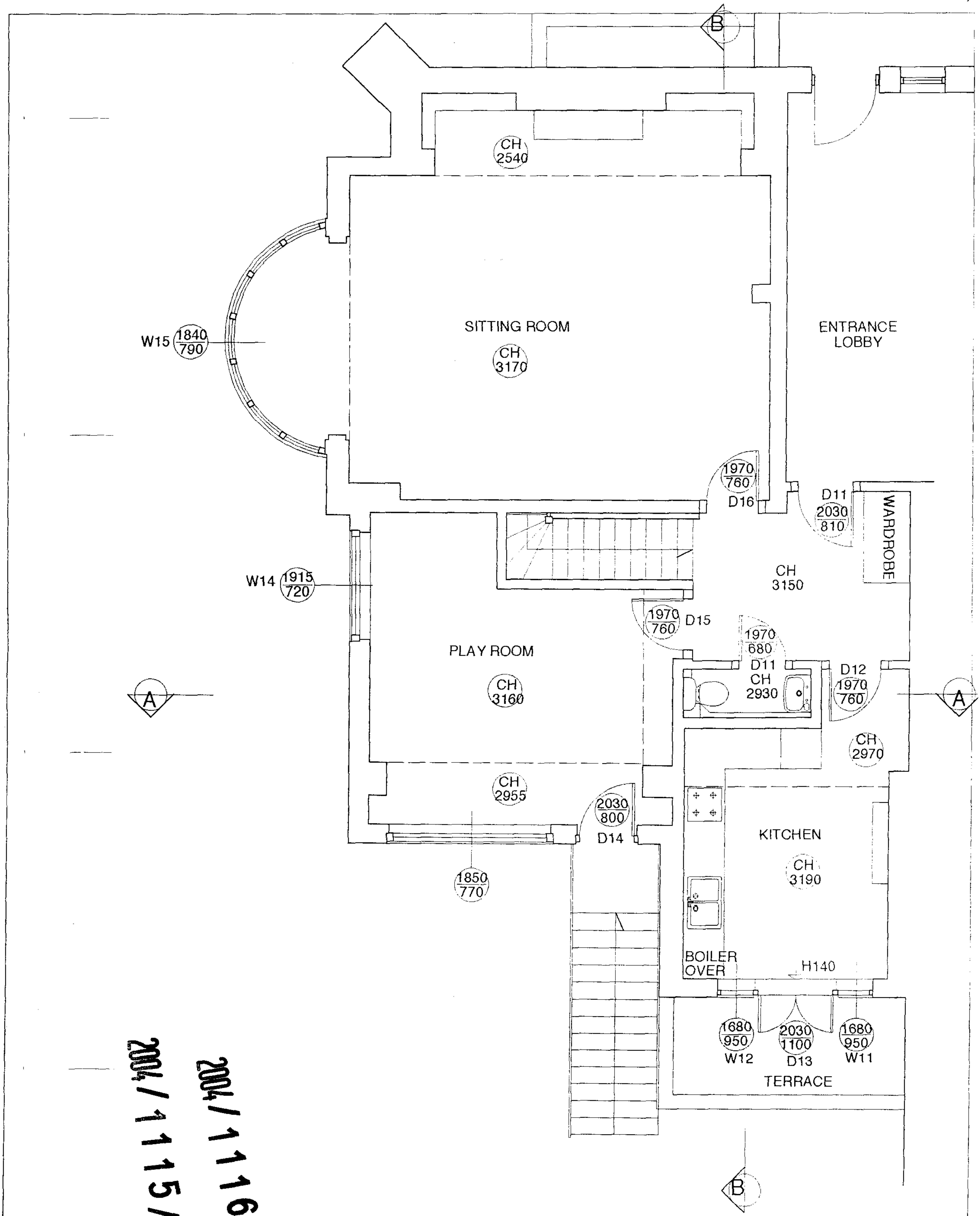
2004 / 1116 / L

2004 / 1115 / P

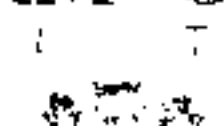


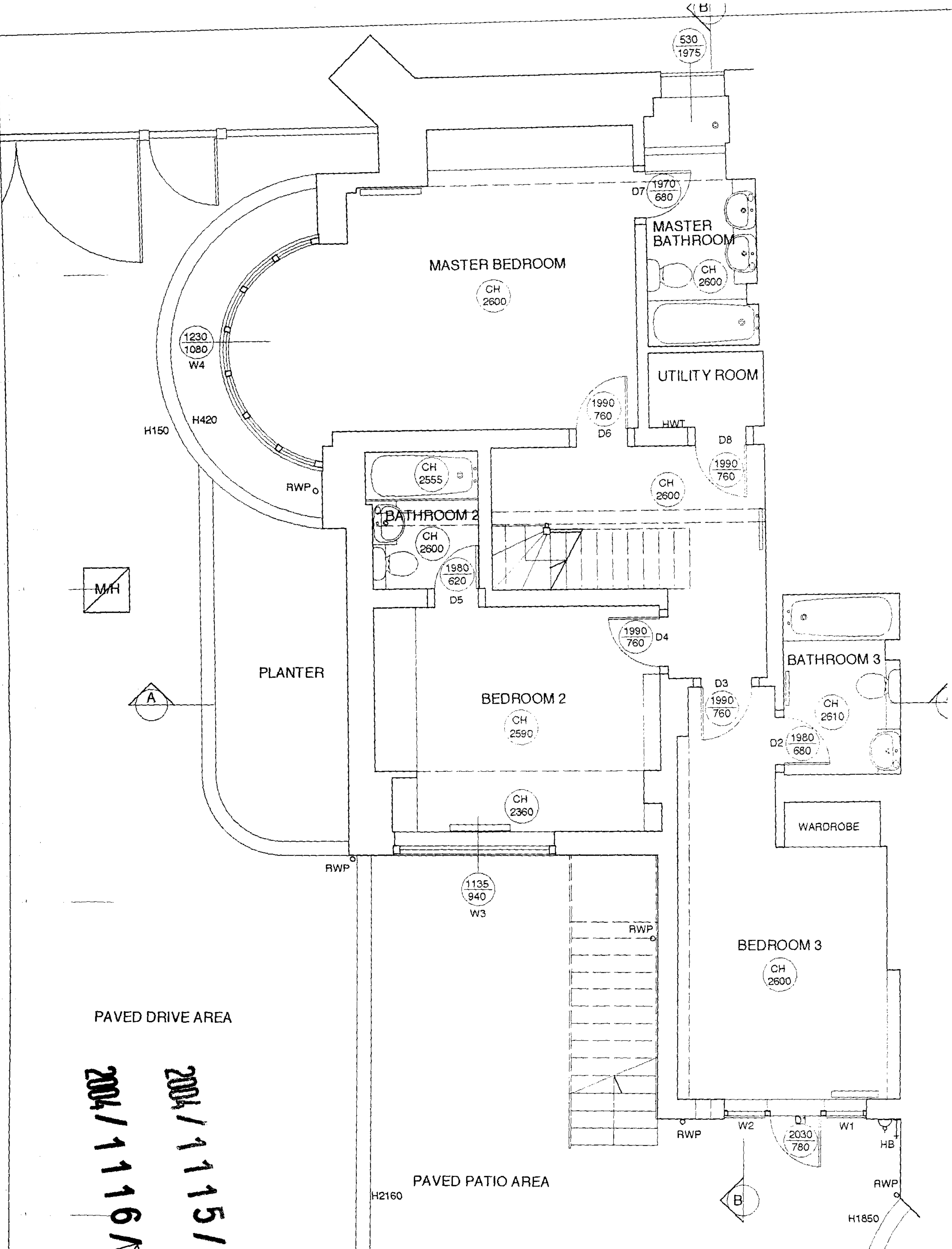


Rev. A (2.02.04) Drawing updated	ALL DIMENSIONS TO BE CHECKED ON SITE DO NOT SCALE	DRAWING SITE PLAN - EXISTING	THOMAS ADAM GLISZCZYNSKI ARCHITECTS  TAG ARCHITECTS HAMPSTEAD LONDON NW3 5QU 14 BELSIZE CRESCENT TEL 020 7491 7974	DATE	SCALE
		PROJECT 13 ETON AVENUE, NW3		04/03	1:100
		CLIENT MR. & MRS. S. SANDERSON		JOB	DRAWING
				088	S1A



2004/1116/L  
2004/1115/P

Rev. A (2.02.04) Drawing updated	ALL DIMENSIONS TO BE CHECKED ON SITE DO NOT SCALE	DRAWING	THOMAS ADAM GLISZCZYNSKI		DATE	SCALE
		GRD. FL. PART PLAN-EXISTING	ARCHITECTS		04/03	1:50
		PROJECT				
		13 ETON AVENUE, NW3	TAG ARCHITECTS HAMPSTEAD 14 BELSIZE CRESCENT LONDON NW3 5QU TEL 020 7431 7974		JOB	DRAWING
		MR. & MRS. S. SANDERSON			088	SS3A







**SIDE ELEVATION**  
(SECTION THRO' EXTG. SIDE AND FRONT DRIVE)



floor level first floor  
floor level ground floor

**REAR ELEVATION**  
(SECTION THRO' EXTG. REAR PATIO AND SIDE DRIVE)

Rev. A (07.05.03) Elevations updated.  
Rev. B (4.08.03) Annotations updated.  
Rev. C (2.02.04) Elevations updated.

ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

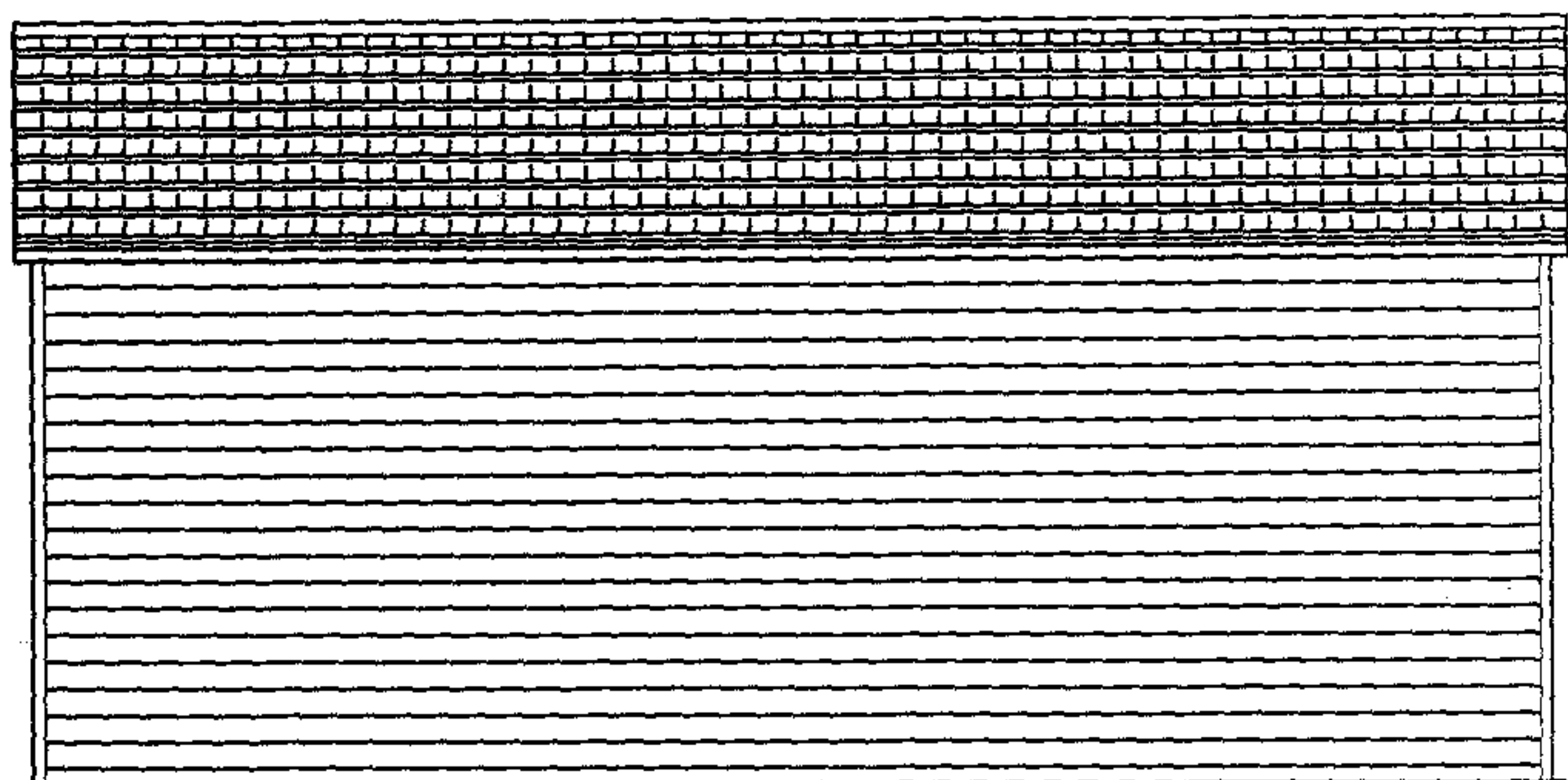
DRAWING  
**SIDE AND REAR ELEV. - EXISTING**  
PROJECT  
**13 ETON AVENUE, NW3**  
CLIENT  
**MR. & MRS. S. SANDERSON**

**THOMAS ADAM GLISZCZYNSKI**  
ARCHITECTS  
TAG ARCHITECTS  
HAMPSTEAD  
14 BELSIZE CRESCENT  
TEL 020 7431 7974  
LONDON NW3 5QU

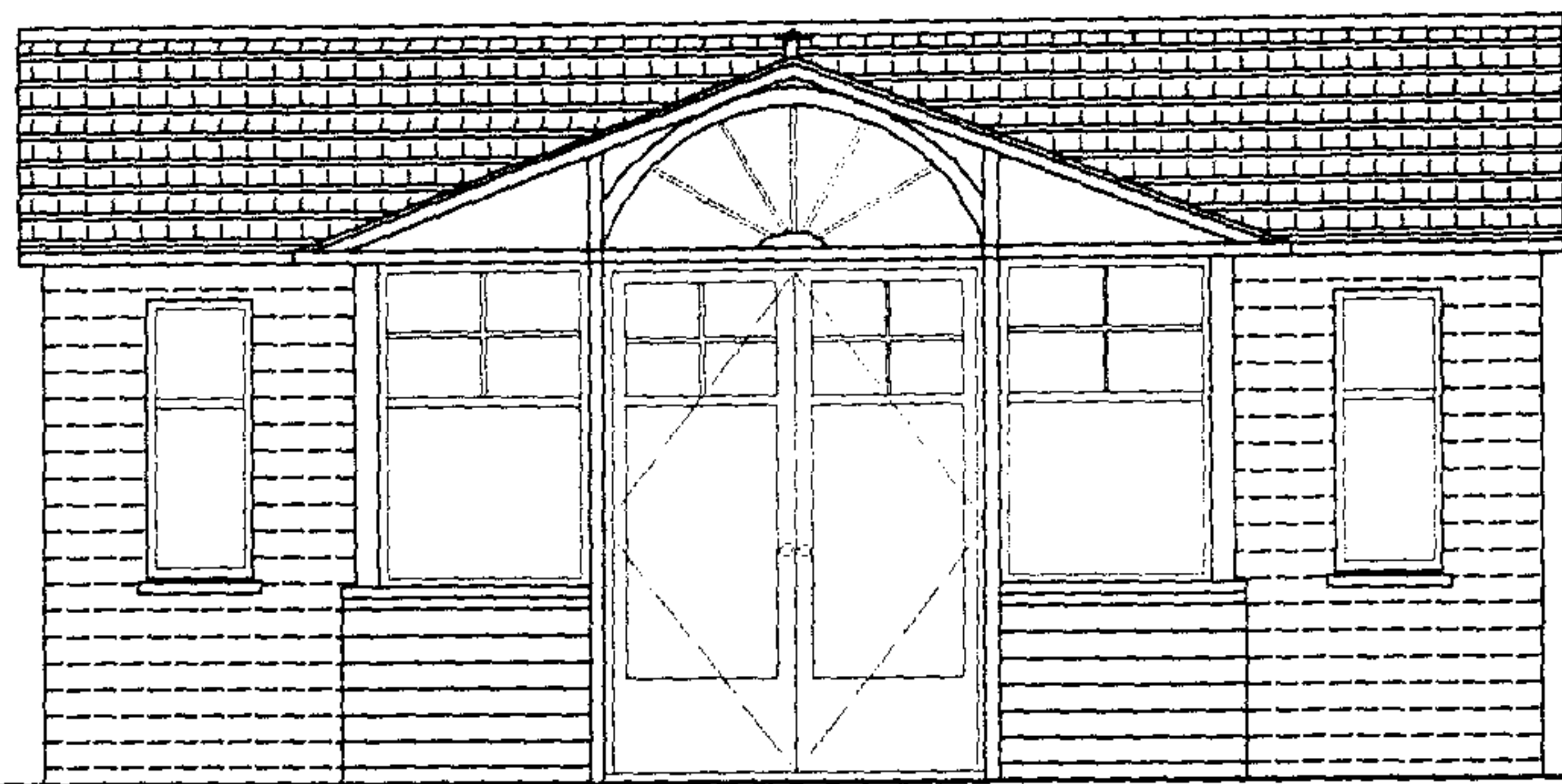
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JOB  
**088**  
DRAWN  
**S5**

2004/1116/L  
2004/1115/P

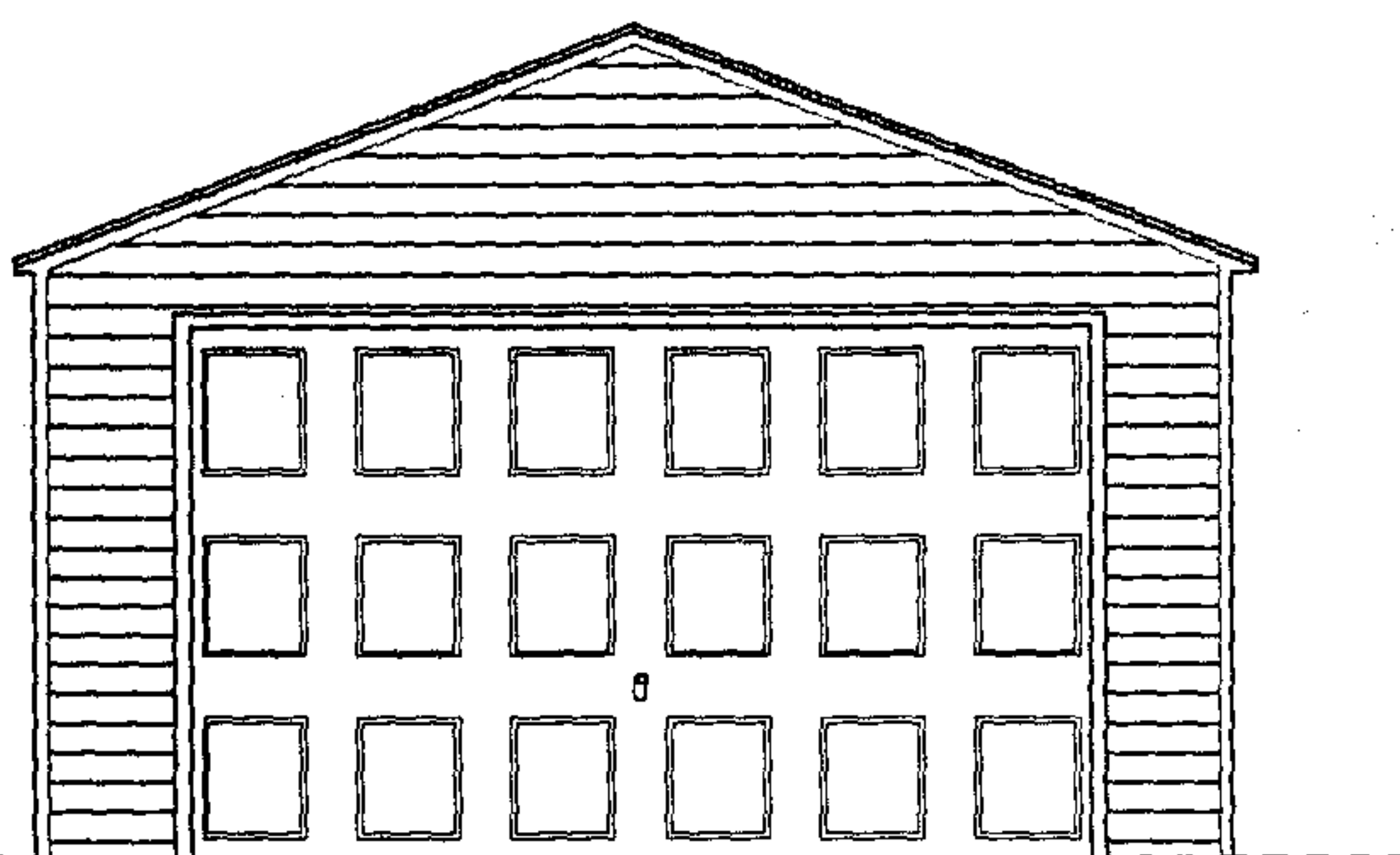




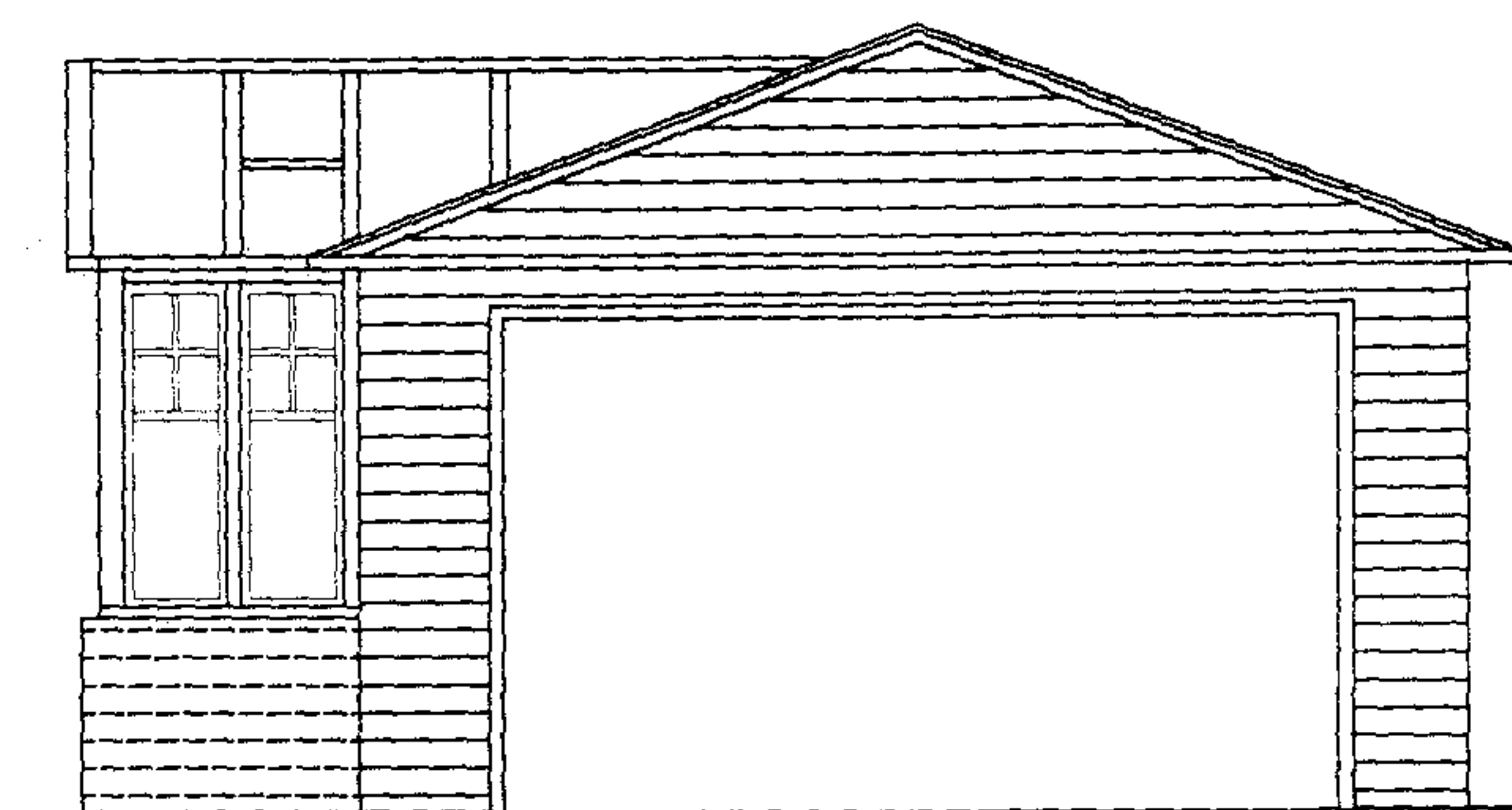
GARDEN ELEVATION - existing



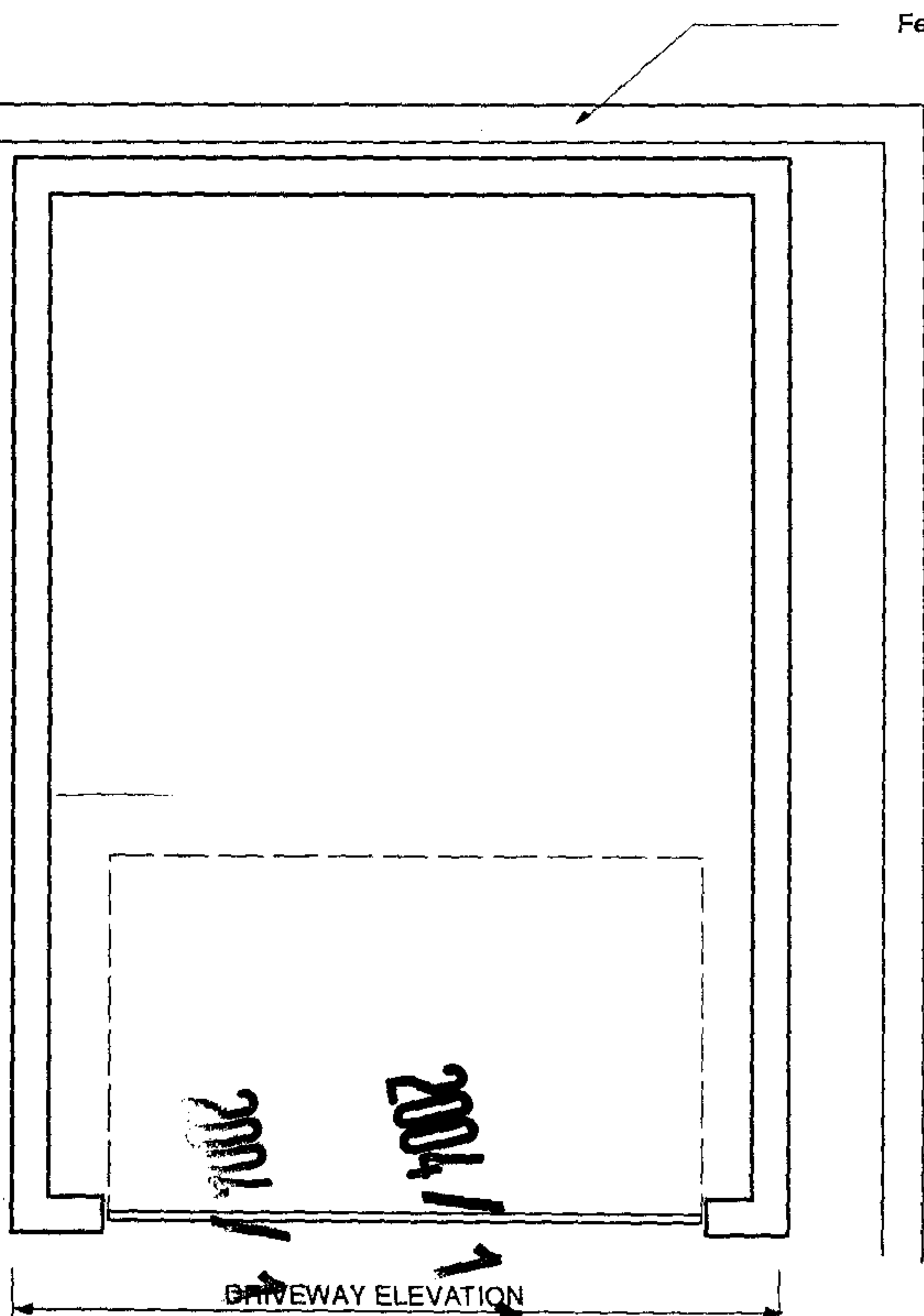
GARDEN ELEVATION - consent granted in 1999



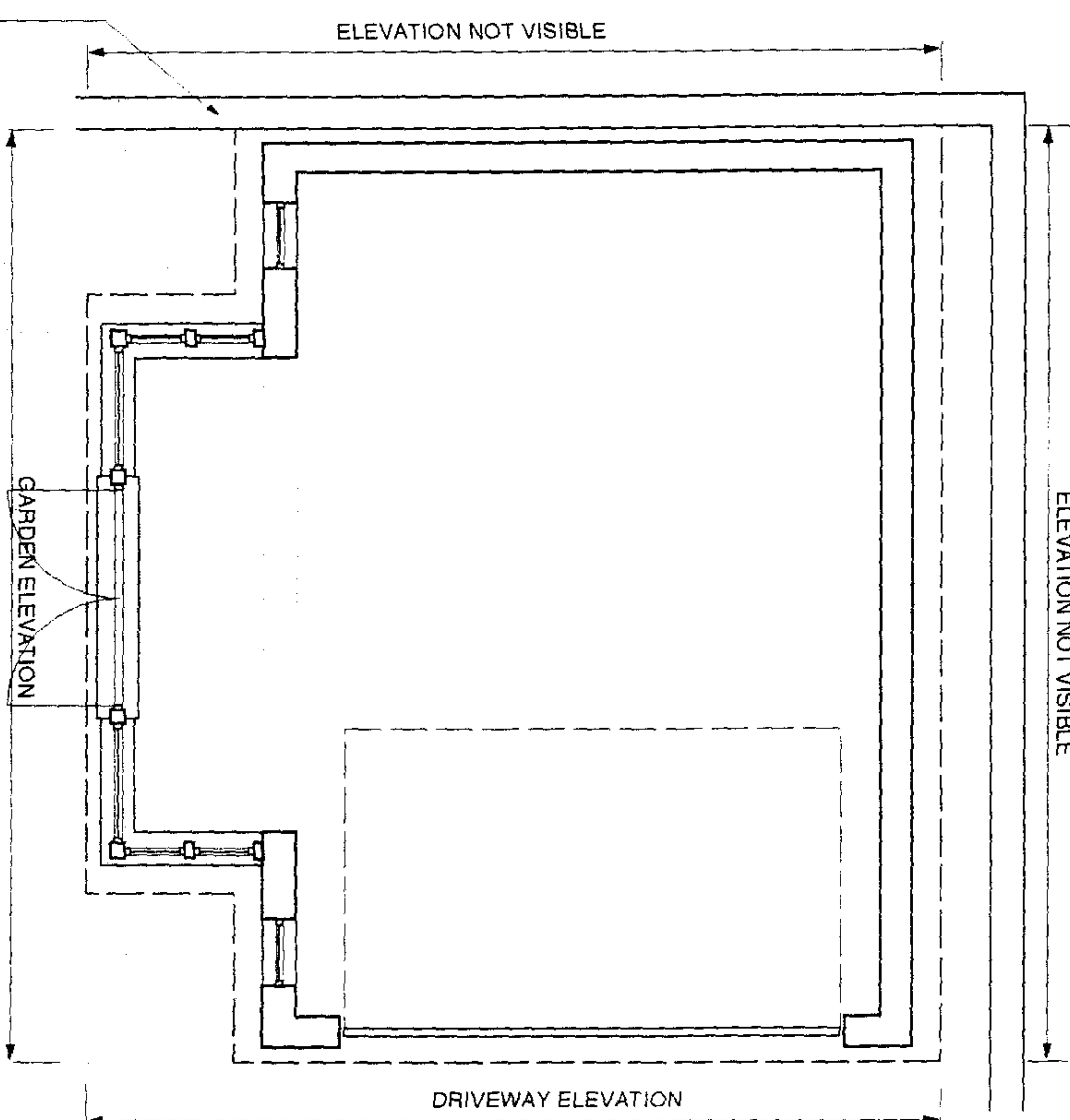
DRIVEWAY ELEVATION - existing



DRIVEWAY ELEVATION - consent granted in 1999



PLAN - existing



PLAN - consent granted in 1999

2004/1116/L  
2004/1115/P

ALL DIMENSIONS  
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DO NOT SCALE

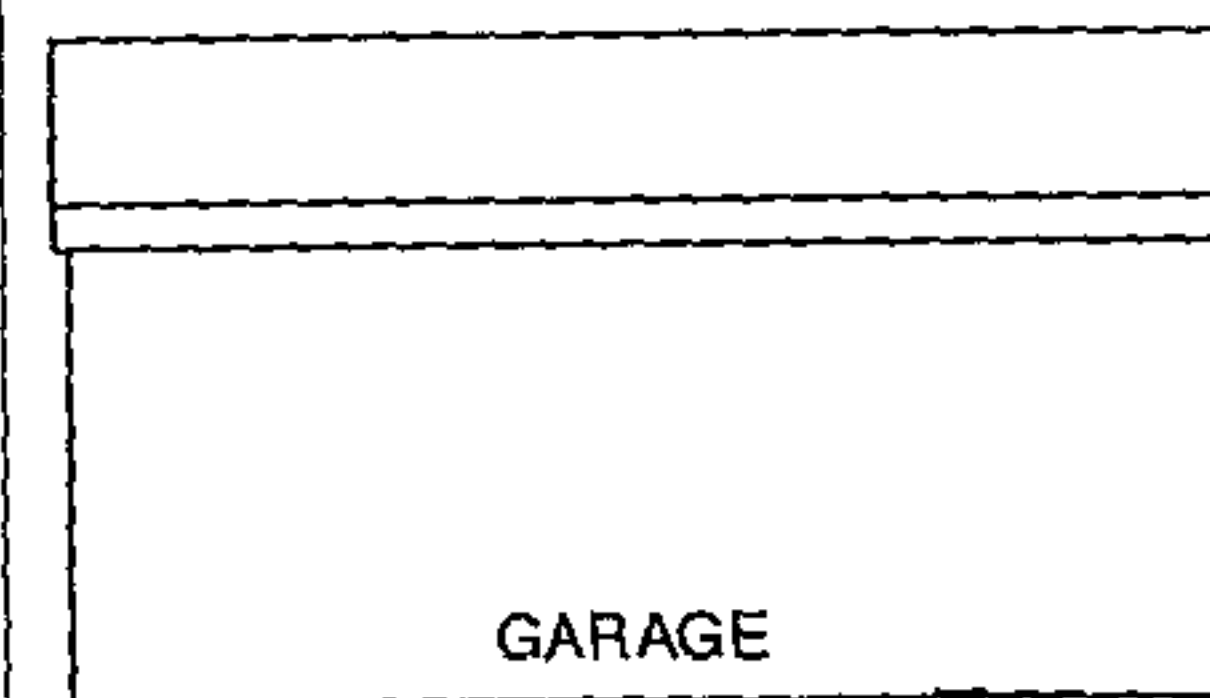
DRAWING  
GARAGE-existing and 1999 consented  
PROJECT  
13 ETON AVENUE, NW3  
CLIENT  
MR. & MRS. S. SANDERSON

THOMAS ADAM GLISZCZYNSKI  
ARCHITECTS  
14 BELSIZE CRESCENT  
HAMPSTEAD  
LONDON NW3 5QU  
TEL 020 7431 7974

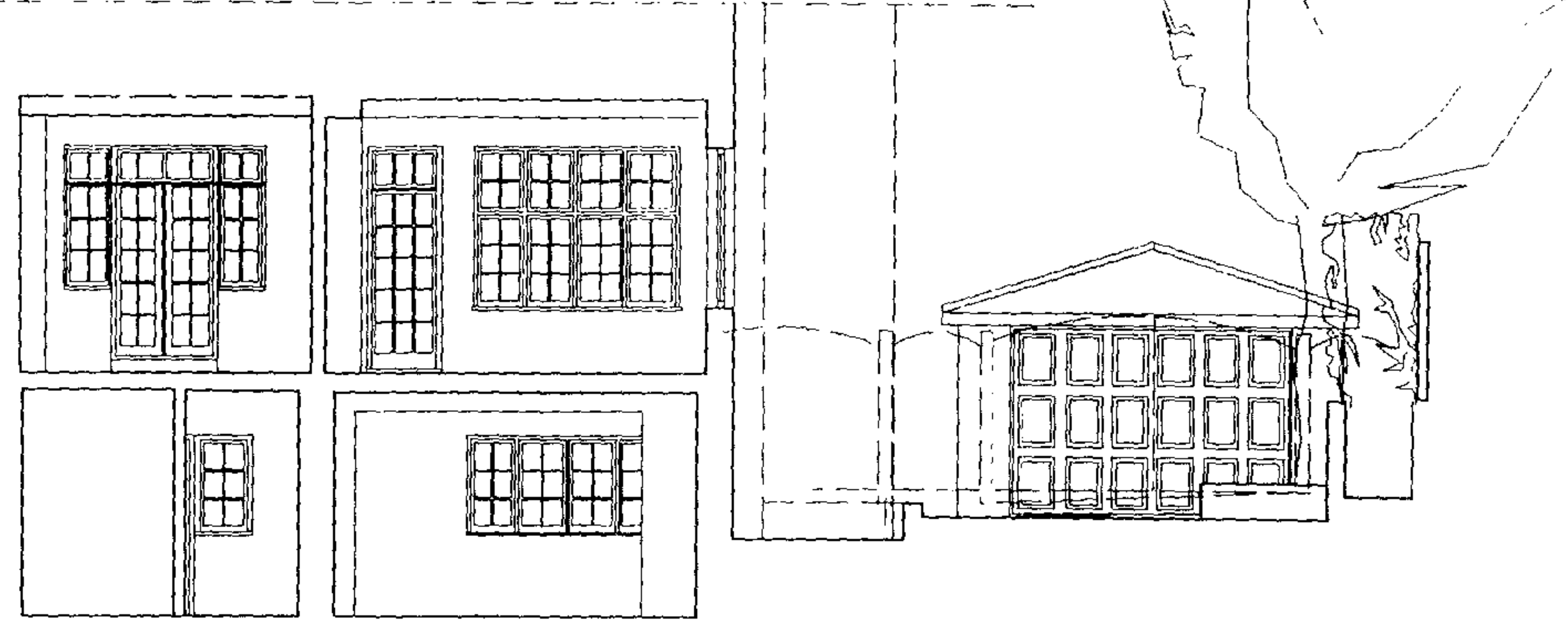
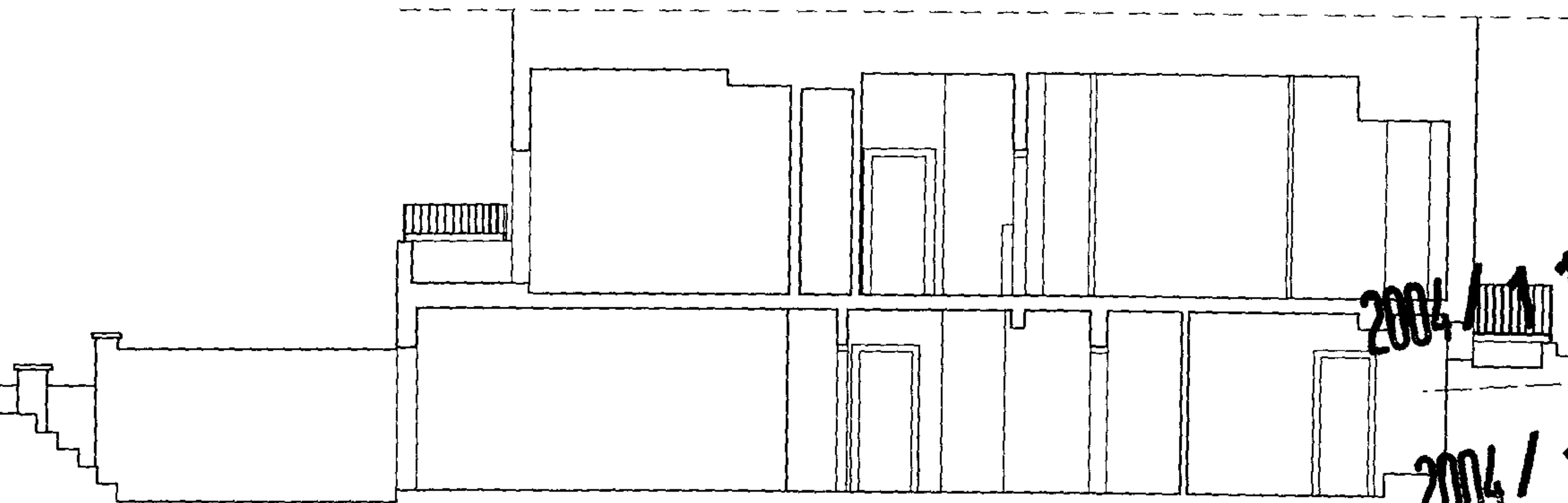
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EXISTING SECTION (B)



EXISTING SECTION (A)



ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

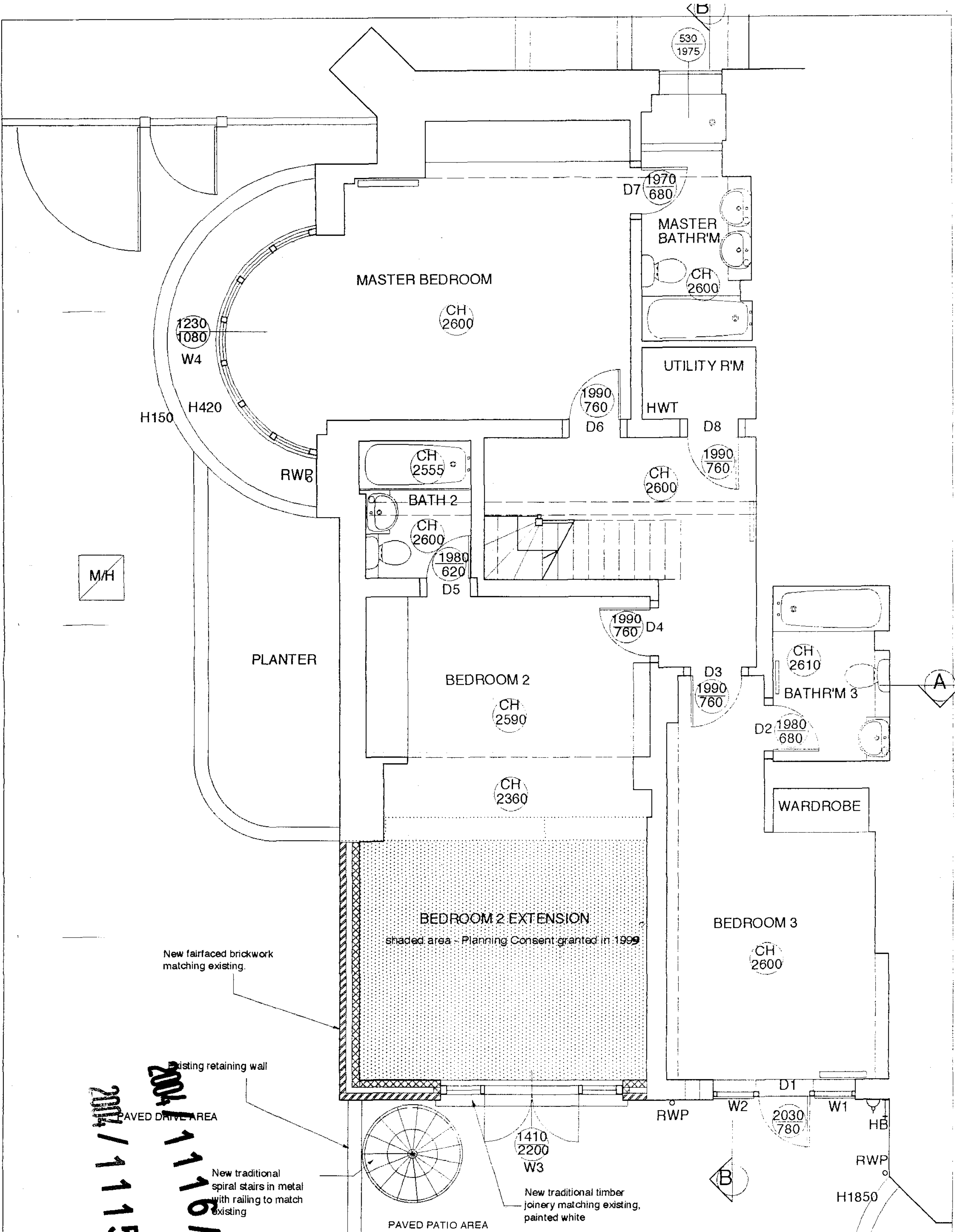
DRAWING  
EXISTING SECTION A & B  
PROJECT  
13 ETON AVENUE, NW3  
CLIENT  
MR. & MRS. S. SANDERSON


THOMAS ADAM GLISCZYNSKI  
ARCHITECTS  
TAG ARCHITECTS  
HAMPSTEAD  
14 BELSIZE CRESCENT  
TEL 020 7431 7974  
LONDON NW3 5DU

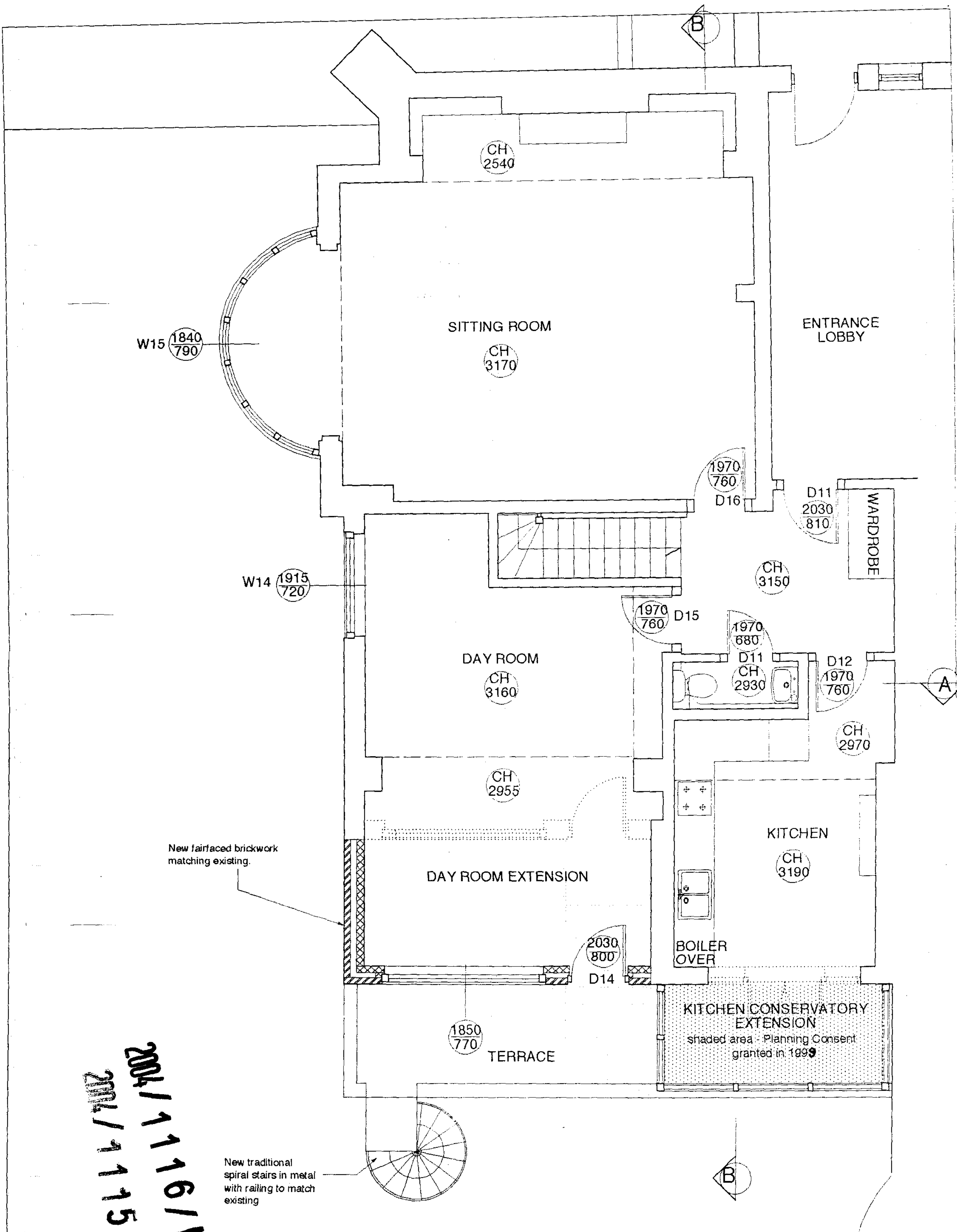
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2004/1115/P



Rev. A (2.02.04) Drawing updated  711 P/1P	ALL DIMENSIONS TO BE CHECKED ON SITE DO NOT SCALE	DRAWING LWR.GRD.FL.PART PLAN-PROPOSED	THOMAS ADAM GLISZCZYNSKI ARCHITECTS  TAS ARCHITECTS HAMPSTEAD 14 BELSIZE CRESCENT LONDON NW3 5QU TEL 020 7431 7974	DATE	SCALE
		PROJECT 13 ETON AVENUE, NW3		04/03	1:50
		CLIENT MR. & MRS. S. SANDERSON		JOB	DRAWING
				088	P2A



Rev. A (2.02.04) Drawing updated  
Rev. B (13.02.04) Drawing updated

ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

DRAWING  
GROUND FL. PART PLAN-PROPOSED

PROJECT  
13 ETON AVENUE, NW3

CLIENT  
MR. & MRS. S. SANDERSON

THOMAS ADAM GLISZCZYNSKI  
ARCHITECTS

14 BELSIZE CRESCENT  
HAMPSTEAD  
LONDON NW3 5QU  
TAG ARCHITECTS  
TEL 020 7431 7974

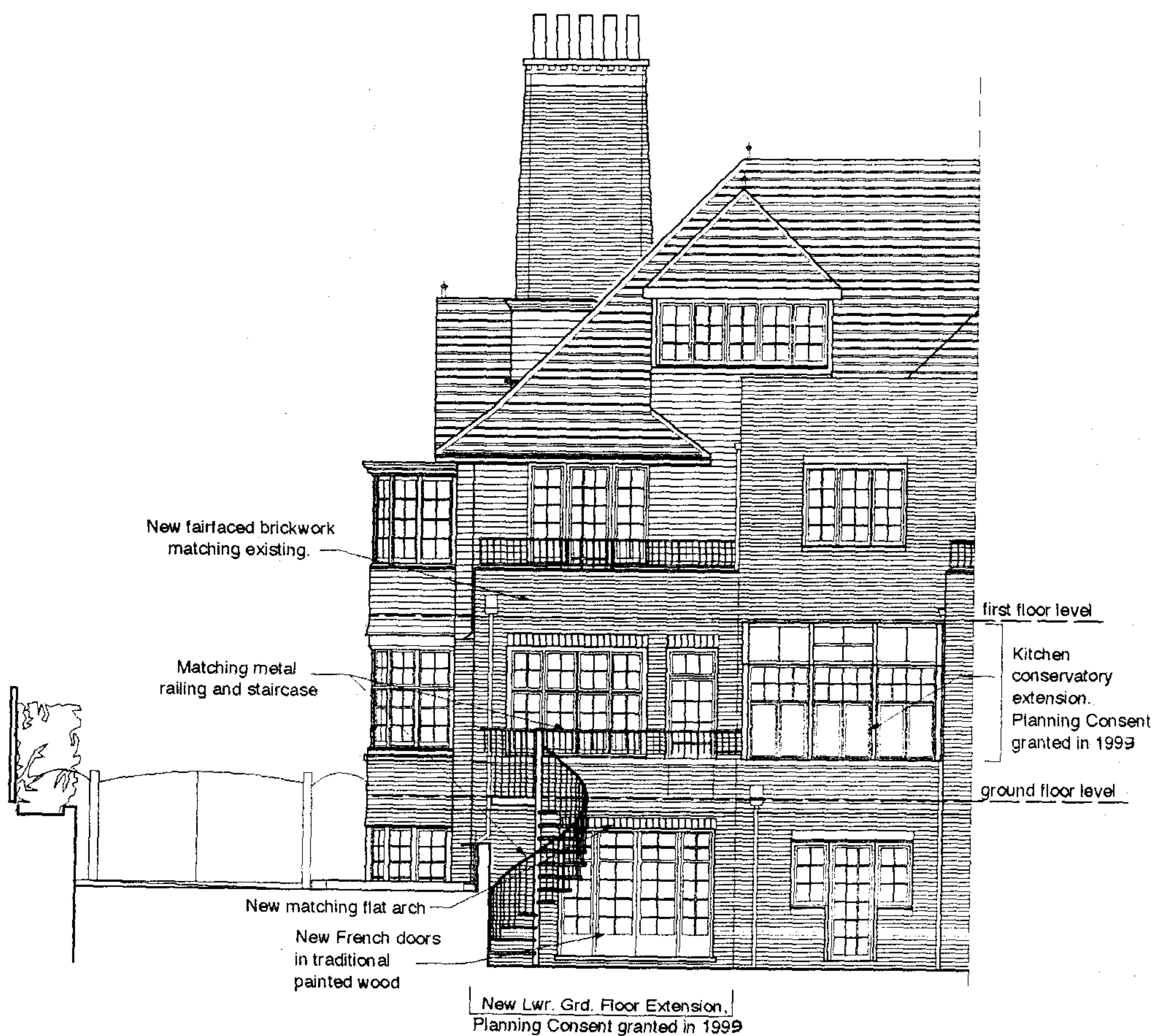
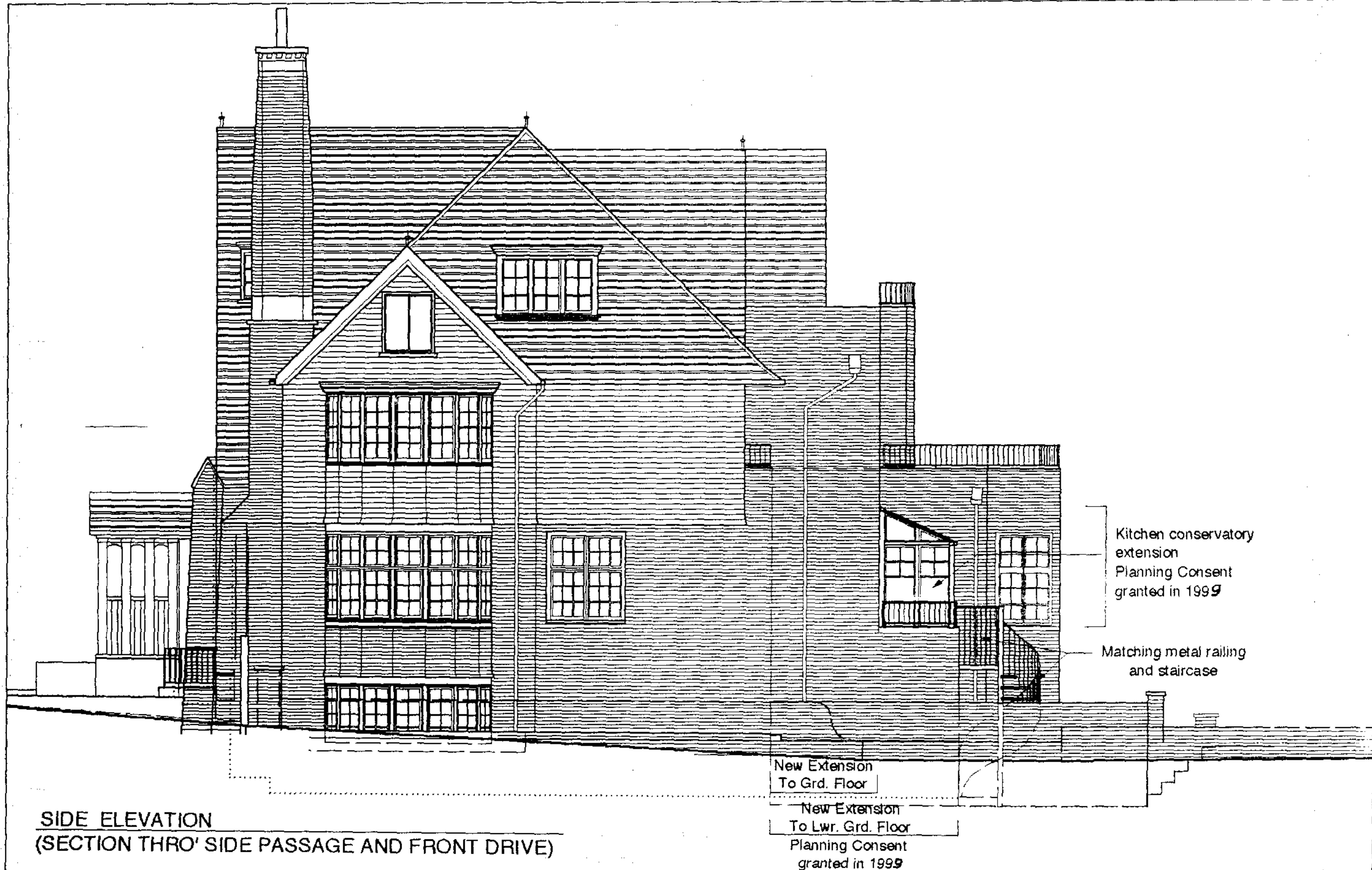
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04/03

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JOB  
088

DRAWN  
P3B





**REAR ELEVATION**  
(SECTION THRO' REAR PATIO)

2004/1116/L  
2004/1115/P

Rev. A (02.05.03) Drawings updated  
Rev. B (07.05.03) Drawings updated  
Rev. C (04.08.03) Drawings updated  
Rev. D (2.02.04) Drawings updated  
Rev. E (13.02.04) Drawings updated

ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

DRAWING  
**SIDE AND REAR ELEV. PROPOSED**

PROJECT  
**13 ETON AVENUE, NW3**

CLIENT  
**MR. & MRS. S. SANDERSON**

**THOMAS ADAM GLISZCZYNSKI**  
ARCHITECTS

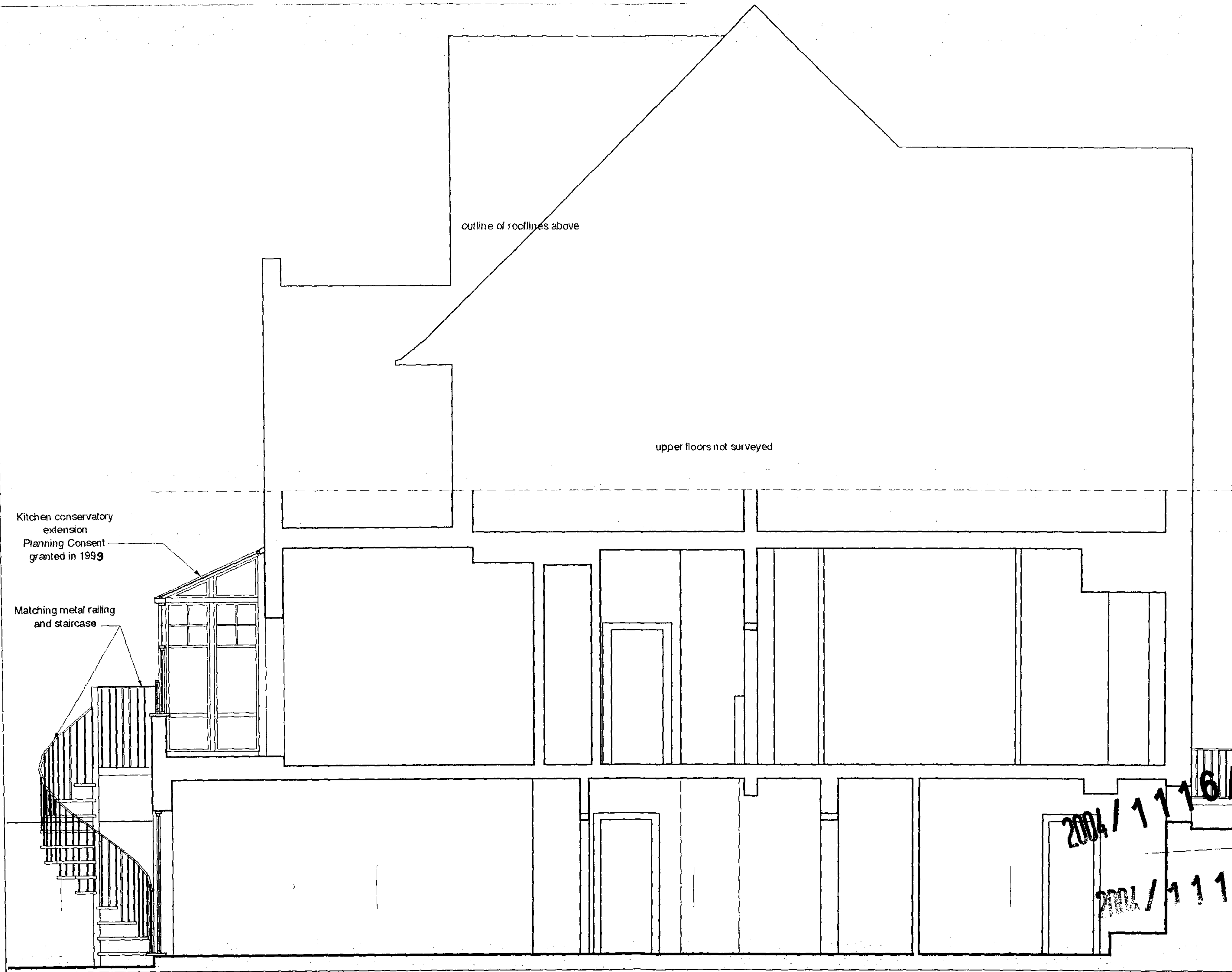
14 BELSIZE CRESCENT  
HAMPSTEAD  
TEL. 020 7431 7974  
LONDON NW3 5QU

DATE  
**04/03**

SCALE  
**1:100**

JOB  
**088**

DRAWING  
**PS5E**



Kitchen conservatory extension  
Planning Consent  
granted in 1999

Matching metal railing  
and staircase

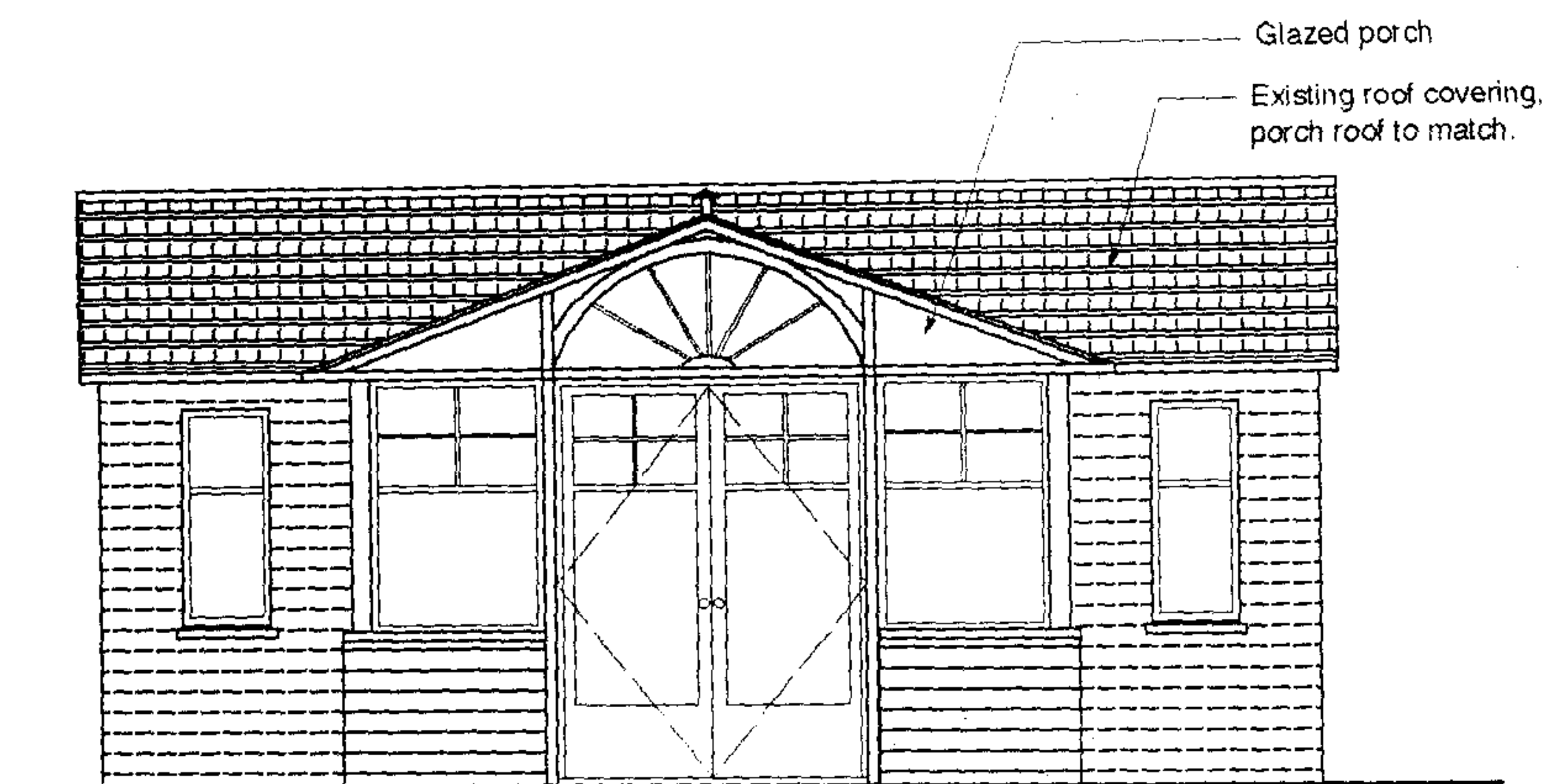
outline of rooflines above

upper floors not surveyed

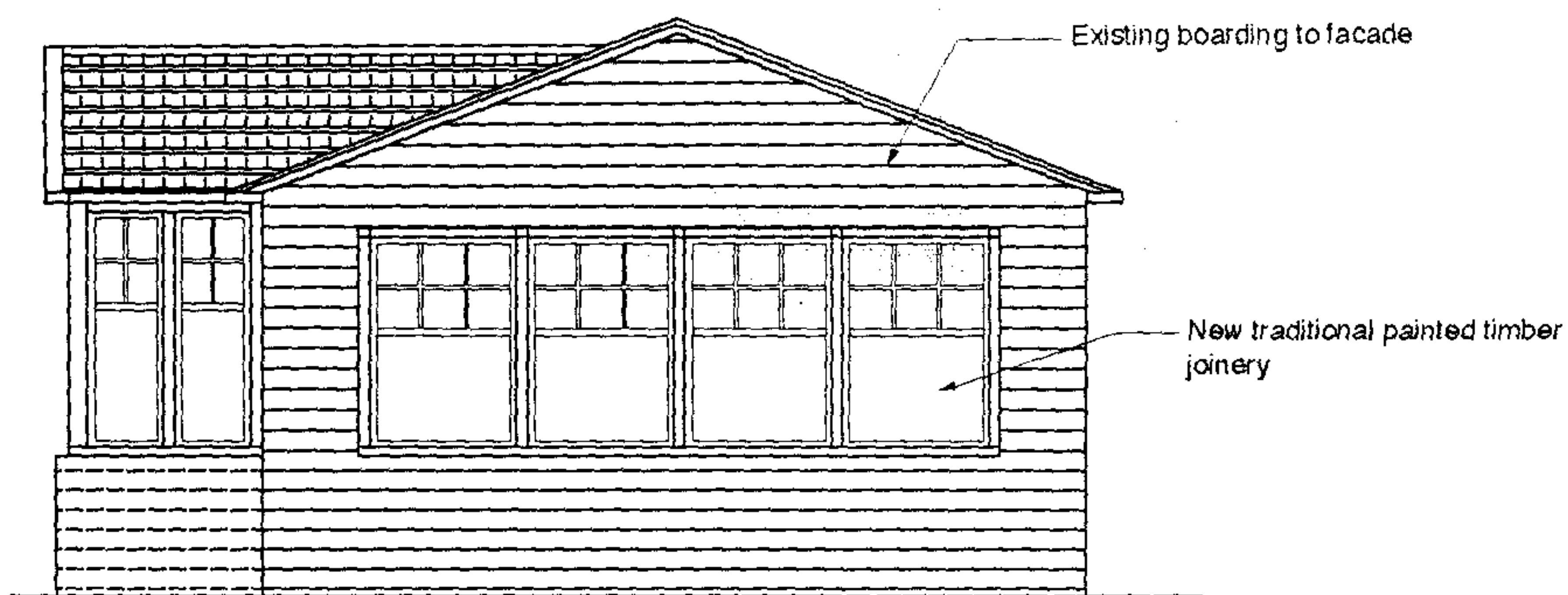
2004/1116/L  
2004/1118/P

Rev. A (2.02.04) Drawing updated Rev. B (13.02.04) Drawing updated	ALL DIMENSIONS TO BE CHECKED ON SITE DO NOT SCALE		DRAWING	SECTION B - PROPOSED	THOMAS ADAM GLISZCZYNSKI ARCHITECTS	DATE	04/03	SCALE	1:50
			PROJECT	13 ETON AVENUE, NW3	14 BELSIZE CRESCENT TAG ARCHITECTS HAMPSTEAD, LONDON NW6 5QU TEL 020 7431 7574	JOB	088	DRAWN	PS1
			CLIENT	MR. & MRS. S. SANDERSON					

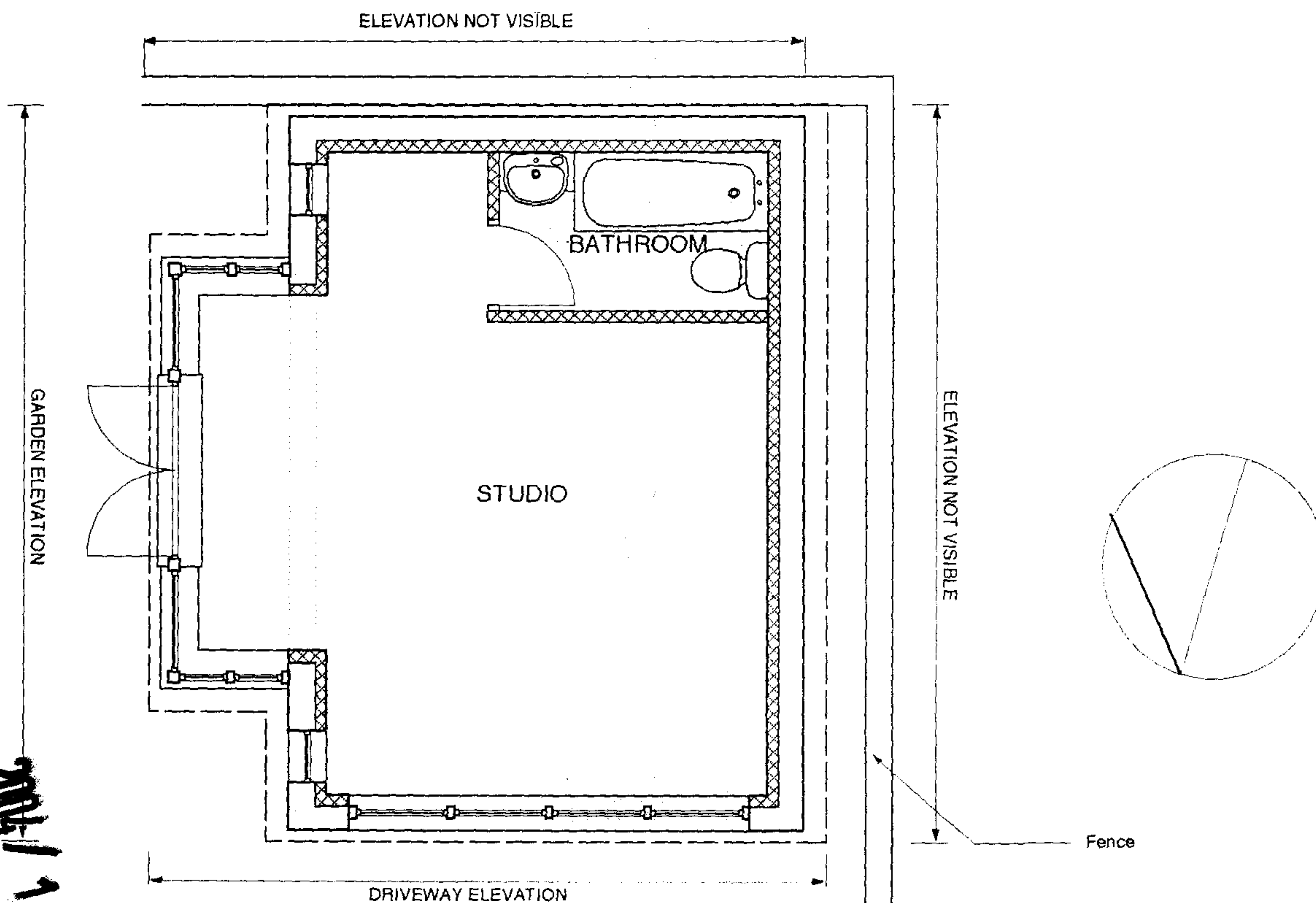




GARDEN ELEVATION PROPOSED



DRIVEWAY ELEVATION PROPOSED



PLAN PROPOSED, footprint of the garage as consented in 1999

Rev. A (16/02/03) Drawing updated

ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

DRAWING  
GARAGE PL. AND ELEV.-PROPOSED

PROJECT  
13 ETON AVENUE, NW3

CLIENT  
MR. & MRS. S. SANDERSON

THOMAS ADAM GLISZCZYNSKI  
ARCHITECTS

14 BELSIZE CRESCENT  
HAMPSTEAD LONDON NW3 5QU  
TAG ARCHITECTS  
TEL 020 7431 7374

DATE

04/03

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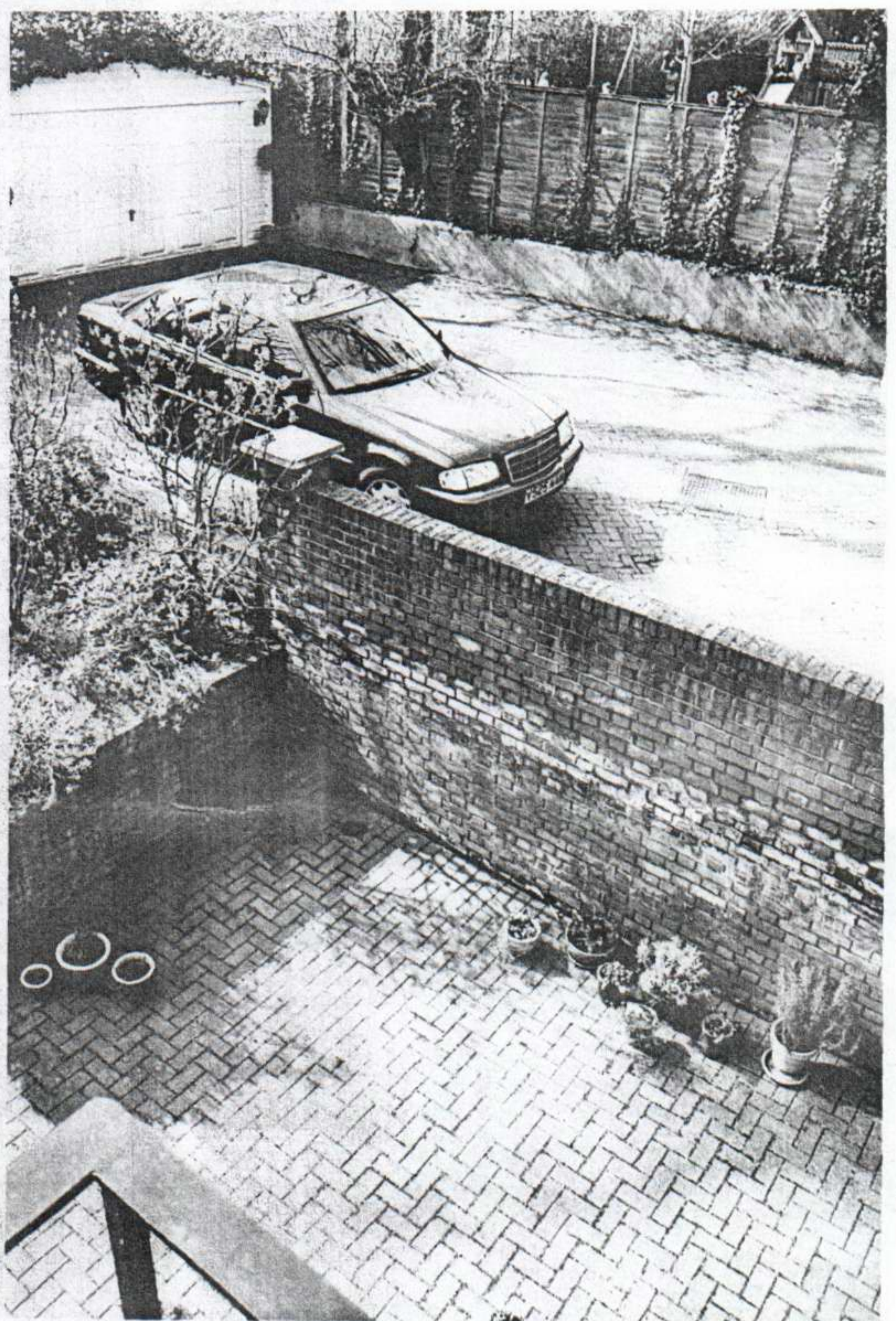




FRONT ELEVATION



REAR  
ELEVATION



SIDE DRIVE  
AND GARAGE



SIDE ELEVATION

2004/1116/L  
2004/1115/P

ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

DRAWING  
PHOTOGRAPHS SHEET  
PROJECT  
13 ETOW AVENUE, NW3  
CLIENT  
MR. MRS. S. SANDERSON

THOMAS ADAM GLISZCZYNSKI  
ARCHITECTS



TAG ARCHITECTS  
HAMPSTEAD  
14 BELSIZE CRESCENT LONDON NW1 5QU  
TEL: 071 431 7574

DATE  
06/03

JOB  
088-

SC

DRA

PH



1115/P04

Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

TAG Architects  
14 Belsize Crescent  
London  
NW3 5QU

Tel 020 7278 4444  
Fax 020 7974 1975  
Textlink 020 7974 6866

env.devcon@camden.gov.uk  
www.camden.gov.uk/planning

Application Ref: **2004/1115/P**  
Please ask for: **Marilet Swanepoel**  
Telephone: 020 7974 2717

30 April 2004

Dear Sir/Madam

### DECISION

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

#### Full Planning Permission Granted

Address:  
**Flat 1**  
**13 Eton Avenue**  
**London**  
**NW3 3EL**

#### Proposal:

The erection of a lower and upper ground floor rear extension with roof terrace on new flat roof together with the erection of an upper ground floor conservatory on an existing roof terrace to provide additional habitable accommodation for Flat 1, and the extension and conversion of the existing detached garage for use as a "granny annex" studio.

Drawing Nos: 088/S1A, SS2A, SS3A, S5C, S6, S11, P1B, P2A, P3B, PS5E, PS10B, PS11A

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 five 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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the original 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 EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.

- 3 The granny annex hereby approved shall only be used as ancillary residential accommodation for flat 1 of the main house, and shall not be used as an independent self-contained dwelling house or as a Class B1 office unit.

Reason: To ensure that the future occupation of the building does not adversely affect the amenities of adjoining premises/immediate area in accordance with policies EN1, EN19 and TR10 of the London Borough of Camden Unitary Development Plan 2000.

Informative(s):

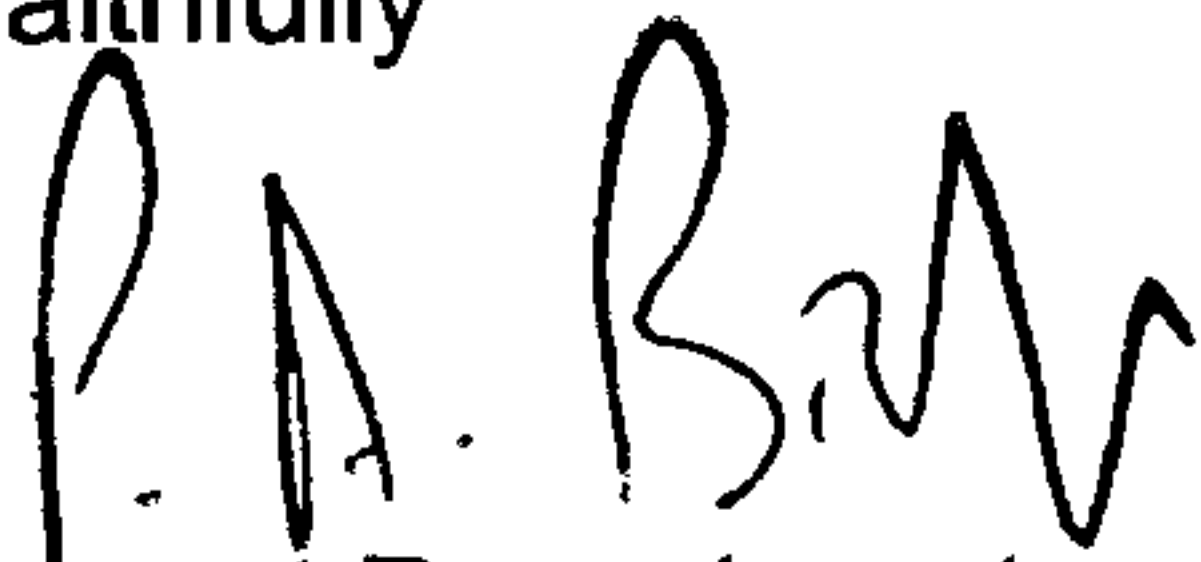
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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. The penalty for contractors undertaking noisy works outside permitted hours is a maximum fine of £5000 per offence. You are advised to consult the Council's Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies EN1, EN13, EN19, EN22, EN23, EN24, EN31, EN38 and TR10. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.



Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. A. Barlow'. The signature is fluid and cursive, with the first name 'P. A.' and the last name 'Barlow' clearly distinguishable.

Environment Department  
(Duly authorised by the Council to sign this document)

~~0116~~/L04  
1116



Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Tel 020 7278 4444  
Fax 020 7974 1975  
Textlink 020 7974 6866

env.devcon@camden.gov.uk  
www.camden.gov.uk/planning

TAG Architects  
14 Belsize Crescent  
London  
NW3

Application Ref: **2004/1116/L**  
Please ask for: **Marilet Swanepoel**  
Telephone: 020 7974 2717

30 April 2004

Dear Sir/Madam

### DECISION

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

#### Listed Building Consent Granted

Address:  
**Flat 1**  
**13 Eton Avenue**  
**London**  
**NW3 3EL**

#### Proposal:

The erection of a lower and upper ground floor rear extension with roof terrace on new flat roof together with the erection of an upper ground floor conservatory on an existing roof terrace to provide additional habitable accommodation for Flat 1, and the extension and conversion of the existing detached garage for use as a studio.

Drawing Nos: 088/S1A, SS2A, SS3A, S5C, S6, S11, P1B, P2A, P3B, PS5E, PS10B, PS11A

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 five 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 All new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the original work with regard to the methods used and to material, colour, texture and profile.

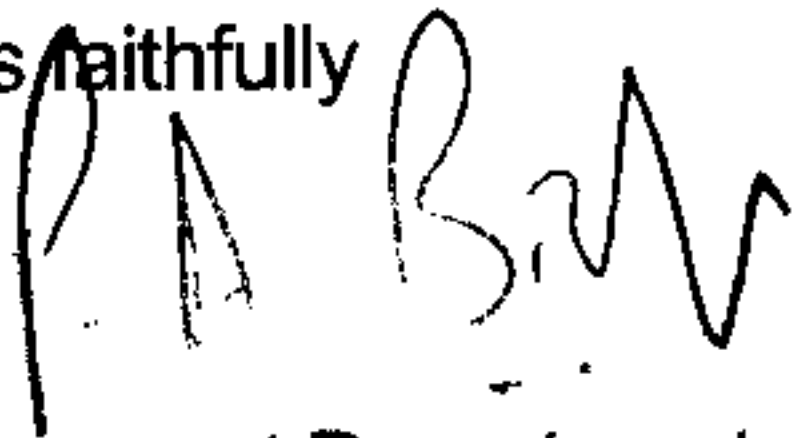
Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 3 The works hereby approved are only those specifically indicated on the drawings referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department  
(Duly authorised by the Council to sign this document)