



**Development Control
Planning Services**
London Borough of Camden
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Matthew Ratsma
MMM Architects
The Banking Hall
26 Maida Vale
London
W9 1RS

Application Ref: **2005/2807/P**

Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

30 September 2005

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:
63 Eton Avenue
London
NW3 3EU

Proposal:

Conversion and rearrangement of property, currently in use as 7 non-selfcontained bedsits and 6 self-contained flats, to provide a 4 bedroom maisonette on the lower ground and ground floors, a two-bedroom flat on the first floor, and 7 non-selfcontained bedsits with shared facilities on the second and third floors, incorporating the replacement of a window by an entrance door at front basement level.

Drawing Nos: Site Plan; 279/202C; 203C; 204D; 205C; 206C; 207C; 208A; 209A; 210A; 211; 212; 213A; 214; 224E.

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 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 EN1 and EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.

- 3 The new self-contained maisonette hereby approved on the lower and upper ground floors shall not be occupied until the new relocated non self-contained accommodation on the 3rd floor has been completed and is available for occupation.

Reason: To ensure that the development includes the provision and retention of HMO (House in Multiple Occupation) accommodation in accordance with policy HG17 of the London Borough of Camden Unitary Development Plan 2000.

Informative(s):

- 1 Reasons for granting permission.

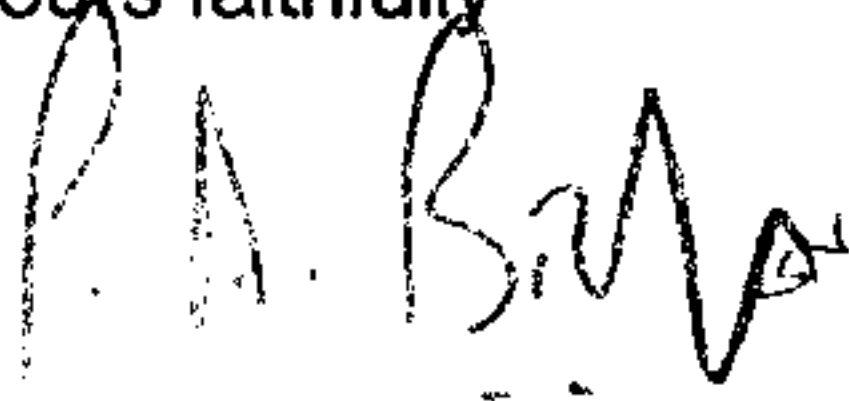
The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies EN1,13,31,38; HG1,13,15,17,18,19. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 The development hereby approved must be carried out in strict compliance with the plans referred to in this permission. Any alteration to the approved scheme in its internal layout (particularly in relation to the proposed staircases at lower and upper ground floors), resulting either from the requirements of Building Regulations, or for any other cause, must not take place except with the written agreement of the Council as local planning authority.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 Noise from 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.

- 5 Your attention is drawn to the need for compliance with the requirements of the Council's Environment and Consumer Protection Service Residential Team, Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020-7278 4444) particularly in respect of the layout of and facilities for the non self-contained accommodation.

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. B. M. A.' with a stylized flourish at the end.

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