

2014/5893/P and 5968/L 65 Eton Avenue site plan and photo



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Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		27/11/2014	
		N/A		Consultation Expiry Date:		05/12/2014	
Officer				Application Number(s)			
Sam Watts				2014/5893/P/ 5968/L.			
Application Address				Drawing Numbers			
Flat 1 65 Eton Avenue London NW3 3EU				See decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a conservatory to the rear elevation and infilling of window and insertion of new window to replace door on the side elevations of the existing extension at basement level in connection with residential flat (Class C3)							
Recommendation(s):		Grant planning permission. Grant Listed Building Consent.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	51	No. of responses	00	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		Original Press Notice displayed from 16/10/2014 – 06/11/2014 Original Site Notice displayed from 10/09/2014 – 01/10/2014 New Press Notice displayed from 13/11/2014 – 04/12/2014 New Site Notice displayed from 07/11/2014 – 28/11/2014 No responses received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Belsize CAAC have objected to the extension, stating the centralised addition now looks even more incongruous. Officers Response: The design of the extension has now been amended following the advice of a conservation officer, and the proposed extension now complements and enhances the character of the listed building and wider conservation area.					

Site Description

The site consists of a lower ground floor flat located in a three storey detached dwelling with a basement and habitable roofspace located on the south side of Eton Avenue. The site is a Grade II Listed Building and is located in the Belsize Conservation Area. The streetscene is characterised by mainly similar three storey detached dwellings with basements and habitable roofspace.

Relevant History

H7/6/17/29771: Change of use involving works of conversion to form 5 self-contained flats **Granted 04/03/1980**

2014/2691/P - Erection of a conservatory and infill of existing door and window to existing extension at basement level in connection with residential flat (Class C3). – **Refused 24/06/2014**

2014/2819/L: Erection of a conservatory at basement level and infill of existing door and window to existing extension. **Refused 24/06/2014**

Relevant policies

LDF Core Strategy and Development Policies:

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbour

Camden Planning Guidance:

CPG1 – Design (2013)

CPG6 – Amenity (2011)

National Planning Policy Framework (2012)

London Plan (2011)

Belsize Conservation Area Statement (2003)

Assessment

1.0 Proposal:

1.1 The proposal is for a single storey rear extension measuring 3.1m high, 2.7m deep and 4.1m wide. A window to one side elevation will be infilled and the door to the other side elevation will be replaced by a window. The proposed brickwork to the extension would match that of the existing, the proposed windows would be constructed of timber and there would be new stone coping to the proposed flat roof. Lintels are proposed above the proposed windows which match the existing first floor windows.

2.0 Amendments:

2.1 The original proposal was for a single storey rear conservatory but this was seen to have a detrimental impact on the character of the listed building and wider conservation area and had not addressed the previous reasons for refusal in applications 2014/2691/P and 2014/2819/L. The reasons were “ *The Proposed conservatory by reason of its location, bulk and design would result in an over dominant and inharmonious addition which would be detrimental to the character and appearance of the host Framework Core Strategy, and policies DP24 (Securing high quality design) and DP25 (Conserving Camden’s heritage) of the London Borough of Camden Local Development Framework Development Policies.*” The scheme has now been amended and a single storey rear extension is proposed rather than a conservatory.

3.0 Design:

3.1 Policy DP24 states:

“The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.”

3.2 The proposed rear extension is now considered acceptable. The revised drawings show the joinery of the proposed windows and the window arches are to replicate the existing historic examples on the back of this listed building. The proposed extension is modest in scale and is at lower ground level. The new addition is proposed to a later extension and will not harm the significance of this listed building. The previous reasons for refusal have now been overcome and the proposal is therefore in compliance with DP24 and DP25, guidance in CPG1 and the Belsize Conservation Area Statement.

3.3 Following from this, the extension would not be seen from the front elevation and as such would have no detrimental impact on the streetscene. The extension would also be subordinate to the existing building and would not result in a significant visual mass or bulky appearance.

3.4 The bricks that will be used will match the existing and as such are in accordance with CPG1 and will also have no detrimental impact on the character or architectural design of the existing building. The proposed doors and windows would also complement the existing building and the materials used would contribute to maintaining the character and appearance of the building design and as such comply with DP24 and DP25 and guidance in CPG1 and the Belsize Conservation Area

Statement.

4.0 Amenity:

4.1 The extension would not lead to any loss of light, privacy or lead to any overbearing impact to any of the neighbouring properties. It is therefore in compliance with DP26 and guidance in CPG6.

Recommendation: Grant Planning Permission/ Grant Listed Building Consent.

DISCLAIMER

Decision route to be decided by nominated members 8th December 2014. For further information please go to www.camden.gov.uk and search for 'members briefing'

Mr David Lipsey
Transformation Architects
17 Bonny Street
London
NW1 9PE

Application Ref: **2014/5893/P**
Please ask for: **Sam Watts**
Telephone: 020 7974 **6552**

3 December 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 1
65 Eton Avenue
London
NW3 3EU

DECISION

Proposal:

Erection of a conservatory to the rear elevation and infilling of window and insertion of new window to replace door on the side elevations of the existing extension at basement level in connection with residential flat (Class C3)

Drawing Nos: Site location plan, 1902.001, 02, 003, 004, 005, 1902.010A, 011A, 012A, 013A, 014A

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, 1902.001, 02, 003, 004, 005, 1902.010A, 011A, 012A, 013A, 014A

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Typical details of window joinery including sections at a scale of 1:1

b) A sample panel of brick work to be provided on site for final approval.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website

[http://www.camden.gov.uk/ccm/content/contacts/council-](http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en)

[contacts/environment/contact-the-environmental-health-team.en](http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en) 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION

Transformation Architects
17 Bonny Street
London
NW1 9PEApplication Ref: **2014/5968/L**
Please ask for: **Sam Watts**
Telephone: 020 7974 **6552**

3 December 2014

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent GrantedAddress:
**Flat 1
65 Eton Avenue
London
NW3 3EU****DECISION**

Proposal:

Erection of a conservatory to the rear elevation and infilling of window and insertion of new window to replace door on the side elevations of the existing extension at basement level in connection with residential flat (Class C3).

Drawing Nos:

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Yours faithfully

Director of Culture & Environment