

Mr Miki Zinaburg  
Miki Zinaburg Architects  
22 Bloomsbury Street  
London  
WC1B 3QJ

Application Ref: **2015/4668/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

6 October 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

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

Proposal:

Installation of window on western flank elevation at first floor level; replace window with door at rear first floor level to provide access to existing roof terrace; alteration and repositioning of rear first floor window and rain water pipe; replacement of all first floor single glazed windows with double glazed windows to match the existing; and installation of a rooflight to rear garage.

Drawing Nos: 0602.EX1.001, 0602.EX1.101, 0602.EX1.201, 0602.EX1.202, 0602.EX1.203, 0602.EX1.204, 0602.PL1.101 Rev.A, 0602.PL1.201, 0602.PL1.202, 0602.PL1.203 Rev. A, 0602.PL1.204 and Design & Access Statement dated 13th August 2015.

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 policies 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: 0602.EX1.001, 0602.EX1.101, 0602.EX1.201, 0602.EX1.202, 0602.EX1.203, 0602.EX1.204, 0602.PL1.101 Rev.A, 0602.PL1.201, 0602.PL1.202, 0602.PL1.203 Rev. A, 0602.PL1.204 and Design & Access Statement dated 13th August 2015.

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

- 4 The proposed side window shall be obscure glazed and fixed shut up to 1.7m above floor level as shown on the approved drawings; they shall be permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

The proposed first floor window to the western flank elevation would match the existing windows in terms of size, style, materials and position, and would not be visible from the wider public realm due to the narrow space between the host property and neighbouring property no. 3. The window is therefore not considered to harm the character and appearance of the host property or wider Conservation Area. Furthermore, the window would be obscured glazing to preserve the privacy of neighbouring occupiers.

The proposal includes the replacement of the existing rear first floor window with a new door. The development would be highly visible from the public realm due to the location of the host property on the corner of Eton Avenue and Primrose Hill Road. The original proposal was therefore amended at the officer's request so that the door would be the same size, position and width of the existing window, and

would match the appearance of the existing rear first floor door to minimise the impact of the development and preserve the appearance of the host building and Conservation Area. The proposed alterations to the existing rear first floor window would match the size and design of the adjacent first floor window; as there is no clear uniformity to the rear elevation in terms of window positioning or size, the proposal is considered acceptable.

The replacement of the existing single glazed windows with double glazing is considered acceptable. Whilst single glazed windows often contribute to the character of conservation areas, the double glazed units proposed are the same size, design, materials and opening method as existing. As such the proposal is not considered harmful to the character or appearance of the host building, street scene or the Belsize Park Conservation Area.

The proposed rooflight to the existing garage would measure approximately 1m x 1.4m and would project to a maximum height of 18cm. Due to the pitched slope of the garage roof, the rooflight would not be visible from street level and is therefore considered to preserve the character and appearance of the host property and wider Conservation Area.

No objections have been received prior to making this decision. The site's planning history has been taken into account when coming to this decision. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

- 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-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.
- 3 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).

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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment