

Mr Christian Leigh
Leigh & Glennie Ltd
Leigh Glennie Ltd
6 All Souls Road
Ascot
Berkshire
SL5 9EA

Application Ref: **2015/3980/L**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

18 November 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
16 Eton Villas
London
NW3 4SG

Proposal: Listed building consent: Internal alterations; enlargement of existing dormer window on side elevation; painting of building and works to strengthen and repair the render / walls; replacement windows; replacement rear balconies

Drawing Nos: OS Plan at 1:1250; 4289 EX.03; 4289 EX.04; 4289 S.01; 4289 S.02 Rev. B; 4289 SK.03 Rev. A; 4289 SK.04 Rev. A; and 4289 SK.04 Rev. B.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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 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 Detailed drawings 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, and the relevant part of the works shall be carried out in accordance with the details thus approved:

- a) Plans at 1:20 (minimum scale) of the window in the side elevation, showing the archway, fenestration pattern and materials;
- b) Plans, sections and elevation drawings at 1:20 (minimum scale) of the reinstated double doors, plus 1:2 details showing door mouldings and surround/architrave details.

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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: OS Plan at 1:1250; 4289 EX.03; 4289 EX.04; 4289 S.01; 4289 S.02 Rev. B; 4289 SK.03 Rev. A; 4289 SK.04 Rev. A; 4289 SK.04 Rev. B.

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

Informatives:

- 1 Reasons for granting listed building consent

The structural works are considered to be necessary to repair and stabilise the building and give it a new lease of life. The works include making good of the existing stucco finish, which is welcomed.

The removal of the existing largely non-original side dormer and its replacement with a new enlarged dormer matching that of the neighbouring house is acceptable, provided that materials which match the existing house are used, which can be secured by condition.

The works to the window on the side elevation of the building are acceptable in principle, subject to the submission of more detailed plans to show the fenestration pattern and materials.

Internally, the proposal to reinstate the double doors to match the originals on the upper ground floor level is welcomed; subject to the submission of more detailed plans.

The applicant has provided evidence that the door between the hall and front reception room is no longer in its original position. As such, the relocation of the opening is considered to be acceptable.

At the first floor level, the original proposal included the removal of a partition in the smaller rear room and the construction of a partition across the larger room; however, there was concern about the creation of an internal room and the resulting harm to the special interest of the listed building. The plans have been revised and the proposal is now considered to be acceptable.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policy 7.8 of the London Plan 2015, consolidated with alterations since 2011; and the provisions of paragraphs 14, 17 and 126-141 of the National Planning Policy Framework 2012.

- 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.
- 3 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 Noise and Licensing Enforcement Team, 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.

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