Mr Jason Warren
Belsize Architects
48 Parkhill Road
London
NW3 2YP

Application Ref: **2015/6091/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

30 November 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
61A Eton Avenue
London
NW3 3ET

Proposal:
Changes to internal floor plan, conversion of existing bin store into a habitable room and W.C., associated insertion of new window, and replacement of existing doors with new window (retrospective).
Drawing Nos: 2015 Floor plan and site location plan received 16/10/2015 and Design & Access Statement dated 16 October 2015.

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 approved are only those specifically indicated on the drawing(s) referred to above.

     Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy

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DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1   Reasons for granting listed building consent:

The application site is a two-bedroom basement flat that was converted circa 1945, prior to being awarded Grade II listed status in January 1999. Retrospective planning permission is sought to regularise previous external alterations including the insertion of a new window and the replacement of existing doors with a new window as well as changes to the internal floor plan and the conversion of the existing bin store into a habitable room.

The works are considered minor alterations that do not harm the special character or the setting of the Listed Building. The materials, size, design and location of the new windows are considered acceptable and complementary to the host building. The windows are not highly visible from the wider public realm and are not considered to cause any harm to the character and appearance of the wider Belsize Park Conservation Area.

Although the internal arrangement has been altered in the past, the current plan form is similar to the 1945 layout and allows a good appreciation of the original form of the basement plan. The removal of partitions to provide a larger central living space is likely to be more like the historic arrangement and the other small changes do not harm the building's special interest.

No objections have been received prior to making this decision and the Belsize Conservation Area Advisory Committee (CAAC) has no objection to the proposed works. The planning history and previous appeal decisions at the site have been 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.16 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 2015, consolidated with amendments since 2011; and paragraphs 14, 17, 56 -66 and 126-141 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

Ed Watson
Director of Culture & Environment