

Dmitri Fomin
Dartel Design Ltd

Application Ref: **2015/7157/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

5 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
36 Eton Avenue
London
NW3 3HL

Proposal:
Conversion of 2x self-contained flats (1x 2-bed and 1x 3-bed) to create 1x 4-bed self-contained flat on the lower and upper ground floors; alterations to openings; and associated works

Drawing Nos: Site Location Plan at 1:1250; Block Plan at 1:500; EA36-001-OC-GA-LGFL-EX Rev. A; EA36-003-OC-GA-GFL-EX Rev. A; EA36-004-OC-GA-GFL-PR Rev. E; EA36-002-OC-GA-LGFL-PR Rev. E; EA36-005-OC-GA-S1-EX&PR Rev. E; EA36-006-OC-GA-S2-EX&PR Rev. D; EA36-008-OC-GA-FE-EX&PR Rev. D; EA36-007-OC-GA-SE-EX&PR Rev. D

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan at 1:1250; Block Plan at 1:500; EA36-001-OC-GA-LGFL-EX Rev. A; EA36-003-OC-GA-GFL-EX Rev. A; EA36-004-OC-GA-GFL-PR Rev. E; EA36-002-OC-GA-LGFL-PR Rev. E; EA36-005-OC-GA-S1-EX&PR Rev. E; EA36-006-OC-GA-S2-EX&PR Rev. D; EA36-008-OC-GA-FE-EX&PR Rev. D; EA36-007-OC-GA-SE-EX&PR Rev. D.

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

- 3 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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

Informative(s):

- 1 Reasons for granting permission

The proposal involves the conversion of 1x 2-bed self-contained flat and 1x 3-bed self-contained flat into 1x 4-bed self-contained flat, which equates to a net loss of 1 residential unit. Whilst the provision of housing is a key priority of the LDF, Policy DP2 notes that the Council will only resist development which involves the loss of 2 or more homes and therefore the proposal is considered to be acceptable in this regard. The newly created 4-bed unit would exceed the required space standards and the dwelling would provide adequate space and room sizes, storage and utility spaces, daylight and sunlight, privacy and security.

The removal of a door and a window from the side elevation at lower ground floor level would not harm the character and appearance of the building or detract from its historical significance. Neither would these works impact on the character and appearance of the wider area.

It is considered that the proposal would not cause harm to the visual and residential amenities of nearby and neighbouring properties.

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 and considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 (LB's) and s.72 (CA's) 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 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 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

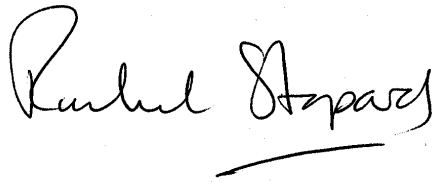
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Noise from demolition and construction works is subject to control 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 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.
- 4 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities