

Dmitri Fomin
Dartel Design Ltd

Application Ref: **2016/1163/L**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

5 July 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

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 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 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 prior to the commencement of development:

a) Detailed drawings, including sections, at 1:10 of the new stair design.

b) Detail drawings at 1:10 of all new joinery and fittings.

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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: 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.

- 4 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 listed building consent

The proposal to convert the 2 lower flats in the host building into 1 self-contained flat over two levels is considered to be acceptable insofar as the building was

originally 1 dwelling which has been subdivided in the past.

Internally, the upper ground floor flat retains a notably higher amount of historic features, including timber wall panelling and fireplaces in the principal rooms. Revised plans have been received during the course of the application to retain these features and to keep the original plan form at this level, which is welcomed.

The revised plans locate the new stairs under the existing main staircase in the building, where it appears there was formerly a flight of stairs (due to the remnants of a stair banister). This is considered to be an appropriate location, particularly because it would prevent the works impacting on the existing upper ground floor kitchen space, which occupies an area of significance in the listed building and is characterised by a high quality stained glass window which is likely to be original.

At the lower ground floor level, the building has already undergone alterations which have impacted on the original plan form and there are less historic features at this level. The proposed changes to the room layout and dividing walls are considered to be acceptable, particularly because the plan form on the upper ground floor level would be retained.

Externally, 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.

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 and its features of special architectural or historic interest, under s.16 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 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. The proposed development also accords with Policy 7.8 of the London Plan 2016; and the provisions of paragraphs 14, 17 and 126-141 of the National Planning Policy Framework 2012.

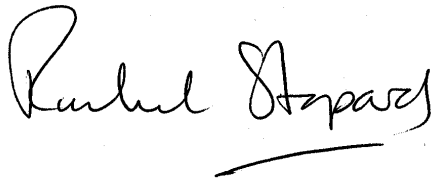
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Noise from demolition and construction works is subject to control 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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities