

Ms Stefania Mazzarini  
140 Abbey Road  
London  
NW6 4SR

Application Ref: **2016/2774/L**  
Please ask for: **Sarah Freeman**  
Telephone: 020 7974 **2437**

4 October 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Flat 5**  
**30 Eton Avenue**  
**London**  
**NW3 3HL**

Proposal: Alterations to internal layout, including alterations and erection of internal partition walls and the creation of new door openings.

Drawing Nos: Location Plan; GA: -100, -110 Rev B, -161 Rev A; 260 Rev A; 261 Rev A; 262 Rev A; 271 Rev A; 275; Design & Access Statement; Heritage Statement.

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

- 3 All new internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 Notwithstanding the approved drawings and support documents no removal, alterations or replacement of the existing historic floorboards, including the installation of under-floor heating, is authorised by this consent without prior approval of details. Those details shall be submitted to and approved in writing by the Council as local planning authority before the work is begun and the work shall be carried out in accordance with such approved proposals. Where required to be temporality lifted to renew or install services, existing historic floorboards shall be gently lifted without the use of mechanical tools and shall not be cut or trimmed.

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 consent:

The application site is a second floor flat within a Grade II listed detached house, now converted to flats, dating to 1898 and designed by Amos Faulkner. The building is of red brick with tile-hanging and timber framing, the latter added in 1925.

The proposals involve minor internal alterations, comprising the reconfiguration of a non-original partition wall between the existing bathroom and store room, the installation of a partition wall within the existing kitchen to create an additional bedroom, the replacement of existing bathroom and kitchen fittings, the blocking up

of the doorway to the existing bathroom and of the non-original glazed partition to the communal stairwell, the creation of two new doorways i) to the proposed smaller kitchen from the corridor and ii) to the proposed en-suite bathroom from Bedroom C and the relocation of two doorways to the proposed new bathroom and Bedroom C from the corridor to allow for reconfiguration of these spaces. Initially, replacement of existing windows was proposed as part of the application, however due to financial reasons this element of the proposals was withdrawn.

The new partitions and reconfiguration and installation of doorways are not considered to cause harm to the building's special interest. Existing architraves are proposed to be re-used with new architraves proposed to match existing. New plain four-panel doors are proposed to replace modern flush doors, with a proposed new door to the kitchen partially glazed. Alterations are also proposed to the internal decorative finishes, with low-level dado height mouldings proposed within the living room and corridor walls. Existing original fireplaces and their surrounds within the living room and Bedroom B are to be retained, while a non-original modern fireplace surround in Bedroom C is to be removed. The proposals are considered to preserve the special interest of the Listed Building.

No objections have been received prior to making this decision. The site's planning history was 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.

As such, the proposal 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 paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

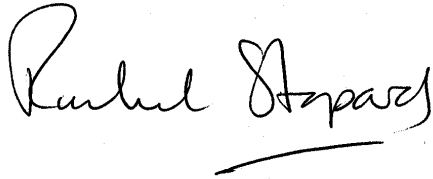
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 5 Pancras Square, London N1C 4AG (tel: 020-7974 6941).
- 3 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.
- 4 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, 5 Pancras Square, London N1C 4AG (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.

Rachel Stopard  
Executive Director Supporting Communities