

Malcolm Thorpe
Jones Lambell Architecture & Design
Studio 2
One Eastfields Avenue
Riverside Quarter
Wandsworth London
SW18 1FQ

Application Ref: **2016/4681/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

3 January 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat 2
73 Eton Avenue
London
NW3 3EU

Proposal:

Internal alterations and refurbishment including the removal of existing partition walls, the provision of new partition walls to provide an en-suite bathroom and shower room and replacement ceilings.

Drawing Nos: Design & access statement, historical statement, 748_065_69_73 EtonAve proposed drawings (four pages), 748_010_73_73 EtonAve existing drawings (four pages)

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 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.

- 3 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.

Informative(s):

- 1 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, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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 Reason for granting listed building consent

The asset is a detached house of the 1890s listed at grade II. It has been subdivided into flats, with some rearrangement of partitions.

In the principal room, at the front, the ceiling has an apparently inexplicable change in height of around two inches. Investigation has shown both sections to be plasterboard and there is no obvious "true" level, so it is deemed acceptable for the applicant to level off the ceiling to the lower dimension. The upper section will remain in situ above to bear witness to the change in level. He then intends to add decorative plaster strapwork modelled on that of the ground-floor flat next door. Such work already exists in his bay window and it seems likely that it would originally have been present throughout the room before the ceilings were replaced. The evidence/balance of probability therefore suggests that this work will not be harmful.

A central room with a decorative plaster strapwork ceiling is currently divided in half (with the partition dividing a large window) to provide a large en suite to the

bedroom behind it. The applicant wishes to remove this subdivision and replace it with an en suite enclosure. This is to the benefit of the room, because it will expose its original proportions and reveal the full ceiling and window and result in the bricking-up of a non-original doorway.

However, it also means the applicant wishes to reprovide en suite provision for the rear bedroom within that room, which lacks historic detailing but does contain a walk-in fireplace. After discussion, it has been decided that an en suite pod can be inserted on the opposite side of the room to the fireplace without causing harm. This will be non-full height, to read as an item of fitted joinery and allow the room to be understood.

The proposed works will not harm the special interest of the grade-II-listed building.

Since the works are internal only, no public consultation was necessary. The site's planning history has been taken into account in making this decision.

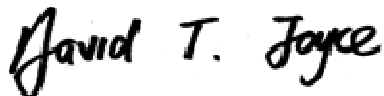
Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

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 March 2016, consolidated with alterations 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities