

Mr Dominic Harlow  
6 Eton Villas  
London  
NW3 4SX

Application Ref: **2017/2046/L**  
Please ask for: **Alfie Stroud**  
Telephone: 020 7974 **2784**

25 July 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**6 Eton Villas  
LONDON  
NW3 4SX**

Proposal:  
Internal demolition works to create new openings between rooms in lower-ground floor of grade II-listed single family dwelling.

Drawing Nos:

OS Site Location Plan;

DMA05_GA_101,	DMA05_GA_102,	DMA05_GA_103,	DMA05_GA_104,
DMA05_GA_105;			
DMA05_GA_200,	DMA05_GA_201,	DMA05_DD_202,	DMA05_DD_203,
DMA05_DD_204;			
DMA05_GA_330,	DMA05_GA_331,	DMA05_DD_332,	DMA05_DD_333,
DMA05_DD_334,	DMA05_DD_335;		

Letter from Milk (structural engineers) dated 24 March 2017;  
Design, Access & 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 safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 2 The works hereby approved are only those specifically indicated on the following approved plans and drawings:

OS Site Location Plan;

DMA05\_GA\_101, DMA05\_GA\_102, DMA05\_GA\_103, DMA05\_GA\_104,  
DMA05\_GA\_105;

DMA05\_GA\_200, DMA05\_GA\_201, DMA05\_DD\_202, DMA05\_DD\_203,  
DMA05\_DD\_204;

DMA05\_GA\_330, DMA05\_GA\_331, DMA05\_DD\_332, DMA05\_DD\_333,  
DMA05\_DD\_334, DMA05\_DD\_335;

Letter from Milk (structural engineers) dated 24 March 2017;  
Design, Access & Heritage Statement.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

## Informative(s):

- 1 Reasons for granting Listed Building Consent (Delegated):

6 Eton Villas is a Grade-II listed semi-detached house designed as part of a small estate by John Shaw for Eton College in c.1849. The house is little altered to the exterior, and retains original internal fixtures including the staircase at ground-floor to basement levels.

The proposals would make two new openings to better share light and to improve access between the main rooms of the basement level. The basement front room shows signs that subdivisions to form a lobby from the corridor and two storage areas are modern. These will be demolished to be replaced by a passage and partitions constructed in panelled timber and with glazed timber doors, connecting to a new double-door sized opening through the lateral partition wall. A hatch has already been inserted in this probably original masonry wall. In the wall dividing the

kitchen from the utility room, near an historic dresser and adjacent to an existing doorway, a small extension to the opening will be made to create a window, with a new embedded lintel over and new architrave to a four-panelled door and timber window replacing the existing, non-historic door.

Both these changes will cost a modest amount of original masonry of no special decorative architectural interest, with no historic skirtings or coving to be affected and otherwise only modern fabric sacrificed. The finished arrangement will leave the original plan-form of the floor wholly legible and will add only fabric which is in-keeping with the age and architectural character of the house, with appropriate proportions and detailing. The special interest of the listed building will not be harmed.

The proposals being internal only, no public consultation was necessary. The site's planning history has been taken into account when making 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 Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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

Executive Director Supporting Communities

2017/2046/L

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning