

AtelierWest
Suite 5, 26 Cadogan Square
London
SW1X 0JP

Application Ref: **2017/5534/L**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

17 January 2018

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
3 Eton Villas
London
NW3 4SX

DECISION

Proposal:

Internal alterations including non-original walls removed and relocated in others with reinstatement of existing openings at lower ground, upper ground and first floor and provision of second floor en-suite bathrooms. General repair and refurbishment works with some redecoration and restoration.

Drawing Nos: Statement of Significance and Heritage Report, Heritage, Design & Access Statement, 009/046 Revision A, 406/002, 406/003, 406/004a, 406/004b, 406/005a, 406/005b, 406/006, 406/007, 406/102, 406/103, 406/104 Revision B, 406/105 Revision B, 406/106, 406/107 and 406/108 Revision A.

The Council has considered your application and decided to grant 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.

Executive Director Supporting Communities



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:

Statement of Significance and Heritage Report, Heritage, Design & Access Statement, 009/046 Revision A, 406/002, 406/003, 406/004a, 406/004b, 406/005a, 406/005b, 406/006, 406/007, 406/102, 406/103, 406/104 Revision B, 406/105 Revision B, 406/106, 406/107 and 406/108 Revision A.

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.

- 4 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 before the relevant part of the work is begun:

b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

f) Details of service runs for all new bathrooms, demonstrating the relationship of new pipework with the building.

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:

The works at lower ground entail creating an opening between the dining and kitchen area and replacing radiators, at upper ground floor installing replacement radiators and re-locating a non-original partition within a cloak room. At first floor, radiators shall be replaced and a heated tail rail installed and an original door opening shall be reinstated with a job door. At second floor en-suite bathrooms shall be installed in each room.

The proposal originally entailed substantial loss of partitions at lower-ground-floor level. After negotiation this has been reduced and the modest opening at lower

ground between dining and kitchen areas is now acceptable. The minor partition alterations at upper-ground-floor and first-floor level are acceptable. The en suite bathrooms at second-floor level are acceptable, subject to acceptable servicing diagrams.

A proposal to enlarge the dormer windows to enable the installation of two en suite bathrooms has been omitted, as has a proposal to install French windows on the facade. Proposals to install a fitted acoustic floor that would have required the adjustment of all timber fixtures and fittings have been removed from the scheme after officer advice. The revised scheme is now considered acceptable.

The proposal does not have any impact on neighbours' amenity given all works are internal.

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 No alteration to the external Roman cement finish is consented other than light repair. Where lime plaster is disturbed it must be replaced with lime plaster.
- 3 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).
- 4 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.
- 5 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

Director of Regeneration and Planning

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DECISION