

Mr Andrew Roberts
Weldon Walshe
20 Grosvenor Place
London SW1X 7HN

Application Ref: **2017/6882/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

28 February 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
34 Eton Avenue
LONDON NW3 3HL

Proposal:

Repair to match existing roof and dormer and third-floor flat, following fire
Drawing Nos: Design and access statement, 1484 100 3rd floor GA plan existing, third floor and roof photographs, 1484 102 rear elevation, 1484 101 roof plan, site location plan, structural engineer's report, IMG 5445 (tile photo)

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: Design and access statement, 1484 100 3rd floor GA



plan existing, third floor and roof photographs, 1484 102 rear elevation, 1484 101 roof plan, site location plan, structural engineer's report, IMG 5445 (tile photo)

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 The site is a large grade-II-listed detached house of 1890 that has suffered a fire that has destroyed around 1/8 of the roof and damaged the top-floor flat. The applicant wishes to reinstate the building to its former condition. No alterations to plan form are proposed and as much historic material will be retained as possible, although it is envisaged that a lead-topped dormer may have to be replaced in replica. The applicant has provided a sample tile that matches the original and the new portion of the roof, once sootwashed, will match the remainder. Finials and ridge tiles will be reused. Destroyed internal plasterwork will be repaired using lath and plaster.

No double glazing is proposed or consented.

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

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The CAAC has written expressing support for the proposal. 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 proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

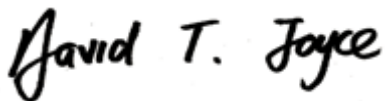
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

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

David Joyce
Director of Regeneration and Planning