

Application ref: 2018/1614/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 19 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Hampson Williams
5 Bickels Yard
151-153 Bermondsey Street
London
SE1 3HA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 Eton Road
London
NW3 4SS

Proposal:
Erection of single storey rear extension at lower ground floor level

Drawing Nos: HW382_E001, HW382_E010, HW382_E099, HW382_E100,
HW382_E200, HW382_E201, HW382_E202, HW382_E300, HW382_P010-3_Rev.A,
HW382_P099-3_Rev.A, HW382_P100-3_Rev.A, HW382_P200-3_Rev.A,
HW382_P201-3_Rev.A, HW382_P202-3_Rev.A, HW382_P203-3_Rev.A &
HW382_P300-3_Rev.A.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: HW382_E001, HW382_E010, HW382_E099, HW382_E100, HW382_E200, HW382_E201, HW382_E202, HW382_E300, HW382_P010-3_Rev.A, HW382_P099-3_Rev.A, HW382_P100-3_Rev.A, HW382_P200-3_Rev.A, HW382_P201-3_Rev.A, HW382_P202-3_Rev.A, HW382_P203-3_Rev.A & HW382_P300-3_Rev.A.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The flat roof hereby approved shall not be used as a roof terrace, balcony or similar amenity space in perpetuity.

Reason: To protect the amenities of nearby residents in accordance with Policy A1 of the Camden Local Plan (2017).

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission:

The application site comprises a large four storey semi-detached Victorian property situated on the south side of Eton Road, close to the junction with Fellows Road. By reason of its corner location, the side boundary wall abuts Fellows Road and means that the rear elevation is prominent in the streetscene.

The property is located within the Eton Conservation Area and is noted to be a

positive contributor in the Conservation Area Statement, which also refers to nos. 7-16 as an 'imposing and consistent group'.

The scheme originally proposed a 5m deep single storey rear extension; amendments have since been received, and proposed now is a single storey flat roofed rear extension at lower ground floor level with a depth of 3m, width of 4.65m and height of 3m to the flat roof. The amended 3m depth brings the addition in line with other examples of similar additions in the area.

The proposed addition would be of an acceptable siting, scale and design, being commensurate with the host property and clearly subordinate to it. The alteration would not result in harm to the character or appearance of the property and by reason of its siting to the rear of the house at lower ground floor level, would not be immediately prominent in public views. The extension would be constructed in sympathetic materials to the host building comprising matching brickwork which would continue the finish of the rest of the property. The proposal would not result in harm to the character, appearance or historic interest of the conservation area and is on this basis deemed to be acceptable.

One request for an amendment and a condition was received (prior to the receipt of the amendments) from the Belsize Residents Association, requesting a green roof and restriction of the roof to be used as amenity space. Given the scale of the flat roof (11.6sq. m), a green roof is deemed not to be essential in this instance. A condition has been included to prevent the use of the space as a roof terrace or similar amenity space. The Eton CAAC initially raised concerns to the original scheme, but following the receipt of amendments, made no objection to the application.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 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

David T. Joyce

David Joyce
Director of Regeneration and Planning