

Application ref: 2018/4368/L  
Contact: John Diver  
Tel: 020 7974 6368  
Date: 12 November 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Salisbury Jones Planning  
33 Bassein Park Road  
London  
W12 9RW

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**1-2 Eton Villas  
London  
NW3 4SX**

Proposal:

Internal alterations to pair of GII listed semi-detached dwelling to facilitate their sub-division to revert back to 2x single family homes.

Drawing Nos: 100, 101, 102, 103, 104, 105, 106, 110, 111, 112, 113, 114, 115, 200, 201, 210, 211, 300, 301, 302, 303 (All dated 06.09.2018); Planning and heritage statement produced by Salisbury Jones Planning dated 11/09/2018

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: 100, 101, 102, 103, 104, 105, 106, 110, 111, 112,

113, 114, 115, 200, 201, 210, 211, 300, 301, 302, 303 (All dated 06.09.2018); Planning and heritage statement produced by Salisbury Jones Planning dated 11/09/2018

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition attached to 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.

Informative(s):

- 1 Reason for granting consent:

The application site contains a pair of 19th C former semi-detached dwellings which were combined into a single unit in 1999. Listed building consent is sought for the reinstatement of the party wall where it had previously been opened up at lower ground, ground and second floor levels to split the pair back into two dwellings. No other internal alterations would be required to re-divide the pair and the only alterations needed to joinery would be to continue the line of existing skirting across to match. The works would replace historic plan form and would enhance the historic significance of the pair of listed dwellings. A condition is recommended to ensure that these works match the adjacent historic fabric. The only external alterations required would be the replacement of a garden wall that was demolished in 1999. It was noted by conservation officers on site that the location of the replacement wall would exactly match the pre-existing wall. This element of the works would therefore also be considered a heritage benefit.

The site's planning history has been taken into account when making this decision. No responses were received following public consultation. 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018

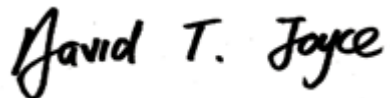
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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