

Application ref: 2018/4086/L
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 27 November 2018

Development Management
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AtelierWest
Suite 5, 26 Cadogan Square
London
SW1X 0JP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
4 Eton Villas
London
NW3 4SX

Proposal:

External and internal alterations including installation of replacement front and rear lower ground floor doors and side window; installation of 2 glazed dormers following removal of existing dormer, roof terrace and roof lights; installation of 1 conservation style rooflight; erection of ancillary shed, bike and bin stores in front and rear gardens; alterations to boundary treatments and landscaping at front and rear.

Drawing Nos: 430/000, 430/001, 430/002, 430/003, 430/004, 430/005, 430/006, 430/007, 430/101 (Proposed Site Plan), 430/101 (Tree Overlay), 430/102, 430/103, 430/104, 430/105, 430/106, 430/107, 430/108, 430/109_Rev.A, 430/110, 430/111, 430/112_Rev.A, 430/113, 430/114, 430/115, 430/116, 430/117_Rev.A, 430/118, 430/119, 430/120, 530/008, Heritage Report Ref: RK/6107 by Adam Architecture, Heritage, Design & Access Statement Ref: 430 by Atelierwest dated 03/08/2018, Arboricultural Impact Assessment/Statement and Tree Protection Plan by Gifford Tree Service dated 01/08/2018, & Specific Defect Report by Stone Survey Ltd dated 31/01/2018

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: 430/000, 430/001, 430/002, 430/003, 430/004, 430/005, 430/006, 430/007, 430/101 (Proposed Site Plan), 430/101 (Tree Overlay), 430/102, 430/103, 430/104, 430/105, 430/106, 430/107, 430/108, 430/109_Rev.A, 430/110, 430/111, 430/112_Rev.A, 430/113, 430/114, 430/115, 430/116, 430/117_Rev.A, 430/118, 430/119, 430/120, 530/008, Heritage Report Ref: RK/6107 by Adam Architecture, Heritage, Design & Access Statement Ref: 430 by Atelierwest dated 03/08/2018, Arboricultural Impact Assessment/Statement and Tree Protection Plan by Gifford Tree Service dated 01/08/2018, & Specific Defect Report by Stone Survey Ltd dated 31/01/2018.

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 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):

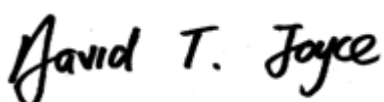
- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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



David Joyce
Director of Regeneration and Planning