

TAG Architects  
14 Belsize Crescent  
London  
NW3

Application Ref: **2003/1127/C**  
Please ask for: **Michael Fox**  
Telephone: 020 7974 **5821**

13 October 2003

Dear Sir/Madam

Town and Country Planning Acts 1990 (as amended)  
**CONSERVATION APPLICATION CONSENT WITHDRAWAL**

Address:  
**Flat 1  
13 Eton Avenue  
London  
NW3 3EL**

Proposal:  
Demolition of existing detached double garage in the rear garden

I am writing to inform you that your application was withdrawn by the Council on 10 October 2003 as permission for this works is not required.

Yours faithfully

Environment Department  
(Duly authorised by the Council to sign this document)





Camden

ENVIRONMENT

Camden Town Hall  
Argyle Street  
Entrance  
Euston Road  
London WC1H 8ND

Development Control Team

## CONSERVATION AREA APPLICATION

Planning (Listed Buildings and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please read accompanying notes before answering any questions. Please complete all sections in BLOCK CAPITALS. Please answer every question. Four copies of the completed form and six sets of drawings (as specified in Note 5) are required.

I am applying for Conservation Area Consent and declare that to the best of my knowledge all the information contained in this application form is correct.

Signed

TOMAS ANTON

Applicant/Agent (please delete)

Date

30th JUNE 2003

FOR OFFICE USE:

Case File C/A

Reg. No. CA /

Date Record

Name of Conservation Area

1

Applicant

Name MR. S. SANDERSON, MRS. G. GILGALLON

Address FLAT 1, 13 ETON AVENUE,  
LONDON NW3 3EL

Post Code NW3 3EL

Tel. No.

Agent (if any) to whom correspondence will be sent.

Name TAG ARCHITECTS

Address 14 BELSIZE CRESCENT,  
LONDON NW3 5QU

Post Code NW3 5QU

Tel. No. 0207 431 7974

2

Address of Application Site.

FLAT 1, 13 ETON AVENUE, LONDON

Post Code NW3 3EL

3

Description of Proposed Works

a. Does the proposal involve complete demolition of unlisted building(s) in a conservation area? (if yes, specify buildings affected):

Yes ☒

No ☐

DETACHED CONTEMPORARY GARAGE

b. Does the proposal involve partial demolition of unlisted building(s) in a Conservation Area. (if yes, specify the part(s) affected):

Yes ☐

No ☒

c. Please give a brief description of the degree of demolition proposed:

4

Submission of Application for Planning Permission

Has an application for planning permission been submitted in respect of the associated works?

Yes ☒

No ☐

If no, please state reason

5

Plans and Drawings

List all drawings submitted for approval (four copies of each drawings will be required clearly indicating the areas to be demolished):

008/PS2A, PS3A, PS4B, PS5B, SL, S2, S3, S4A, S5A, S6, PH1

6

Is the applicant/agent related to either a member of the Council or any Council employee?

Yes ☐

No ☒

## **A Guide to applicants for Conservation Area Consent**

Conservation Area Consent is required for the demolition, in whole or in part, of most unlisted buildings or structures (including garages, walls and outhouses) located within a Conservation Area. If you wish to confirm whether your building or site lies within such an Area or whether consent is necessary, you are advised to contact Planning at the address at the end of this form (Tel: 0171-314 1911 between 9am and 5pm Monday to Friday).

Conservation Area Consent is additional to and does not remove the need to obtain planning permission or listed building consent when necessary (see Q4). It is necessary for the Council to consult with the Historic Buildings and Monuments Commission and take their comments into account before Conservation Area Consent can be granted.

### **Notes:**

#### **1 Name and Address of Applicant/Agent**

If the form is completed by an agent all correspondence from the Council will be sent to him/her. Please give a contact name or reference.

#### **2 Address of Application Site**

The application must be accompanied by a plan or sketch to a scale of 1:1250 showing the site to which it refers and its boundary and relationship to adjoining property. The application site should be edged in red and any adjoining land owned by the applicant edged in blue.

#### **3 Description of Proposed Works**

Please tick the appropriate boxes and provide a summary of the works proposed to the listed building(s) including any demolition or alterations internally or externally. Also specify any structure within the curtilage to be removed or altered.

#### **4 Submission of an Application for Planning Permission**

Works which need planning permission will require the submission of a separate application. Similarly any works relating to a listed building will require an application for listed building consent. The relevant forms can be obtained from Planning at the end of this application form.

#### **5 Plan and Drawings**

If consent for the complete demolition of the building(s) is required, four copies of a plan showing the site (as in Q2) are required. It will also be helpful to provide elevations and floorplans of the building(s). If consent for partial demolition is required, the parts of the building(s) affected should be clearly marked in red on existing floor plans sections and elevations. 6 copies of these drawings must be submitted. All plans and drawings submitted for approval should be identified by a distinctive reference number. Plans must also show a North point, the metric scale and indicate whether enlarged from an Ordnance Survey map or drawn from survey. If you are proposing partial demolition of a building it may be necessary for you to submit structural information showing how the remaining parts of the building will be retained during and after building works. Good quality photographs showing the area of the building to be demolished will also assist in securing a speedier decision.

If you wish to enclose any additional information, please do so in the form of a covering letter.

Your application will not be progressed if insufficient information is received by the Council.

## PART II - Site Ownership

When making an application for Conservation Area Consent, it is important that you provide information about the ownership of the application site by filling in an appropriate Certificate, as described in Regulation 6, and set out in Schedule 2, of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

There is a penalty for knowingly or recklessly completing a false or misleading certificate.

N.B. An OWNER is the freeholder of the site and anyone who has a leasehold interest with at least 7 years unexpired.

Use Certificate A if you are the sole owner of all the land and buildings to which this application relates. If you are not the only owner of all the application site then any other person who qualifies as an owner must be informed of the terms of your application. If you can identify all other owners you must serve a notice on them using the wording shown in Notice 1. Once you have done this, complete certificate B and submit it to the Council with your application. Certificates C and D and Notices 2 are available from the Council at the address given at the bottom of the application form. Use certificate C if you do not know the names of ALL the owners of the application site, and certificate D if you do not know any of the owners of the site. In these cases you will need to post a notice on the site and put a notice in a local newspaper using the wording of Notice 2 as well as notify all known owners using the wording of Notice 1.

## SCHEDULE 2

### Regulation 6

#### PART I

#### PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

##### Certificate A

#### Under Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990

I hereby certify that:

No person other than [myself] [the applicant]\* was the owner (a) of any of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed \_\_\_\_\_

(on behalf of \_\_\_\_\_)

Date \_\_\_\_\_

\* Delete where inappropriate.

##### Notes

(a) "Owner" means a person having a freehold interest or a Leasehold interest of which not less than 7 years remain unexpired.

##### Certificate B

#### Under Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990

I hereby certify that:

[I have] [The applicant has]\* given the requisite notice to all the persons other than [myself] [the applicant]\* who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners (a) of the building to which the application relates-

Name of owner

Address

Date of service of notice

SEE SHEET ENCLOSED.

Signed \_\_\_\_\_

(on behalf of \_\_\_\_\_)

Date \_\_\_\_\_

\* Delete where inappropriate.

##### Notes

(a) "Owner" means a person having a freehold interest or a Leasehold interest of which not less than 7 years remain unexpired.

## Duplicate Applications/Resubmissions

Have you submitted a duplicate application?  
If yes, please give our Registered Number of your duplicate application:

Yes ☐ No ☒

Do you want your application to be considered as a resubmission of an earlier application that was either refused or withdrawn?

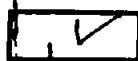
Yes ☐ No ☒

If yes, please give our registered number and the date that your earlier application was either refused/withdrawn (delete):

Date \_\_\_\_\_

## Check List

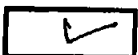
Please use this list to check that your application for conservation area consent has been completed correctly.



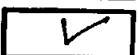
Have you provided 6 copies of plans for each separate application showing clearly and accurately, to a metric scale, the existing site and the building(s) or parts of building(s) you intend to demolish?



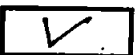
Have you provided 4 copies of a location plan, drawn to scale with the site outlined in red and any land in the same ownership outlined in blue?



Have you provided enough information including good quality photographs of the site (marked as necessary) so that your proposals can be fully understood?



Have you signed, dated and fully completed 4 copies of the application form for each separate application?



Have you given full information on who owns the land involved? Have the correct notices been served on the owners (if there are other owners apart from the applicant)? (See Part II)

### Please Note:-

If you cannot put a tick to every question your application is probably incomplete and will not be dealt with if submitted.

Please send your completed application form, together (with four copies, and six sets of drawings to:

Planning, Development Control  
Environment Department  
Camden Town Hall  
Argyle Street Entrance  
Euston Road  
London WC1H 8ND



Published by  
Environment Department,  
London Borough of Camden  
September 1998

or by hand to One Stop Reception/Enquiry Desk, 5th Floor, at the above address

## NOTICE No. 1

### PART II

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990  
NOTICE FOR SERVICE ON INDIVIDUALS

Proposal for the demolition of non-listed building(s) in a Conservation Area.

(a) \_\_\_\_\_

TAKE NOTICE that application is being made to the London Borough of Camden Council by:

(b) \_\_\_\_\_

to. (c) \_\_\_\_\_

If you wish to make representations about the application, you should make them in writing, not later than (d) \_\_\_\_\_

to the Planning Development Control, Camden Town Hall, Argyle Street Entrance, Euston Road, London, WC1H 8ND

\* Delete where inappropriate.

Signed \_\_\_\_\_

[on behalf of \_\_\_\_\_]

Date \_\_\_\_\_

### Notes

- (a) Insert name, address or location of building with sufficient precision to ensure identification of it.
- (b) Insert name of applicant.
- (c) Insert description of proposed works and name, address or location of building.
- (d) Insert date not less than 20 days later than the date on which the notice is served.

**CERTIFICATE B**  
**Under Section 74 of the Planning (Listed Buildings and Conservation Areas)**  
**Act 1990**


I Certify that:

1. I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of this application, was the owner of any part of the land to which this application relates, as listed below:

<b>Owner's name:</b>	<b>Address at which notice was served:</b>	<b>Dates on which notice was served:</b>
David Green	Flat 2, 13 Eton Avenue, NW3 3EL	30th June 2003
Norman Morris	Flat 3, 13 Eton Avenue, NW3 3EL	30th June 2003
Lanni Strauss	Flat 4, 13 Eton Avenue, NW3 3EL	30th June 2003
James Pearson	Flat 5, 13 Eton Avenue, NW3 3EL	30th June 2003
Lanni Strauss	Flat 6, 13 Eton Avenue, NW3 3EL	30th June 2003
Anthony Simmons	Flat 7, 13 Eton Avenue, NW3 3EL	30th June 2003
13 Eton Avenue Ltd.	Flat 1, 13 Eton Avenue, NW3 3EL	30th June 2003

2. None of the land to which this application relates is, or is part of, an agricultural holding.

Signed.....



Date.....

30th June 2003

on behalf of Mr. S.Sanderson and Mrs.G.Gilgallon

# VALIDATION SHEET

Address: Flat 1 13 Eton Avenue London NW3 3EL		Application Number: 2003/1127/NEW	
Application Type: Conservation Area Consent		Associated App(s): <b>A / L / P / C</b>	
Received Date: 03 July 2003			
Method: <b>CHEQUE / CASH / OTHER</b> Payee: <b>AGENT / APPLICANT / OTHER</b>			
Fee Due: £		Receipt Date:	
Fee Rec'd: £		Receipt Ref:	
Fee Exemption: <b>DISABILITY / RESUBMISSION / OTHER</b>			
Cert Type: <b>(A) / B</b>		Cert Signed: <b>Y / N</b> App Signed: <b>Y / N</b>	
Council's Own: <b>Y / N</b>		Nos. Plans Req: Nos Plans Rec'd:	
ADMIN CHECK	SB 03/07	BELSIZE WARD BELSIZE CAAC GRADE II LB	
PLANNING OFFICER CHECK	CT 10/7		
C & UD CHECK	CFB 11/07		
SUPERVISOR CHECK			
FINAL ADMIN CHECK			

Check Volume of gze!!

ARC: kind of gze - clear + flange needed  
 AP/CLC: 2 st side est. w/ gze + rear 2/4th est w/ external terrace

— entry + prop log section needed the gze/hedge, 1/5 new road done  
 — return side clear (not to terrace)  
 — prop sect B? 1:50 scale of est.

clearly not - missing a bit?

☐ TARGET
 ☐ COMPLEX
 ☐ FAST

NB - Input wrong date for receipt of information  
 - 15/08/03, rather than 08/08/03

- See Julie



Camden

ENVIRONMENT

Camden Town Hall  
Argyle Street  
Entrance  
Euston Road  
London WC1H 8ND

Development Control Team

## CONSERVATION AREA APPLICATION

Planning (Listed Buildings and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please read accompanying notes before answering any questions. Please complete all sections in BLOCK CAPITALS. Please answer every question. Four copies of the completed form and six sets of drawings (as specified in Note 5) are required.

I am applying for Conservation Area Consent and declare that to the best of my knowledge all the information contained in this application form is correct.

Signed

Applicant/Agent (please delete)

Date

TOMAS JONES

30th JUNE 2003

FOR OFFICE USE:

Case File C/A

Reg. No. CA /

Date Received

Name of Conservation Area

1

Applicant

Name MR. S. SANDERSON, MRS. G. GILBEAU

Address FLAT 1, 13 ETON AVENUE,  
LONDON NW3 3EL

Post Code NW3 3EL

Tel. No.

Agent (if any) to whom correspondence will be sent.

Name TAG ARCHITECTS

Address 14 BELSIZE CRESCENT,  
LONDON NW3 3QU

Post Code NW3 3QU

Tel. No. 0207 431 7974

2

Address of Application Site.

FLAT 1, 13 ETON AVENUE, LONDON

Post Code NW3 3EL

3

Description of Proposed Works

a. Does the proposal involve complete demolition of unlisted building(s) in a conservation area? (if yes, specify buildings affected):

Yes ☒

No ☐

DETACHED CONTEMPORARY GARAGE

b. Does the proposal involve partial demolition of unlisted building(s) in a Conservation Area. (if yes, specify the part(s) affected):

Yes ☐

No ☒

c. Please give a brief description of the degree of demolition proposed:

4

Submission of Application for Planning Permission

Has an application for planning permission been submitted in respect of the associated works?

Yes ☒

No ☐

If no, please state reason

5

Plans and Drawings

List all drawings submitted for approval (four copies of each drawings will be required clearly indicating the areas to be demolished):

008/PS2A, PS3A, PS4B, PS5B, S1, S2, S3, S4A, S5A, S6, PH1

6

Is the applicant/agent related to either a member of the Council or any Council employees?

Yes ☐

No ☒



## **A Guide to applicants for Conservation Area Consent**

Conservation Area Consent is required for the demolition, in whole or in part, of most unlisted buildings or structures (including garages, walls and outhouses) located within a Conservation Area. If you wish to confirm whether your building or site lies within such an Area or whether consent is necessary, you are advised to contact Planning at the address at the end of this form (Tel: 0171-314 1911 between 9am and 5pm Monday to Friday).

Conservation Area Consent is additional to and does not remove the need to obtain planning permission or listed building consent when necessary (see Q4). It is necessary for the Council to consult with the Historic Buildings and Monuments Commission and take their comments into account before Conservation Area Consent can be granted.

### **Notes:**

#### **1 Name and Address of Applicant/Agent**

If the form is completed by an agent all correspondence from the Council will be sent to him/her. Please give a contact name or reference.

#### **2 Address of Application Site**

The application must be accompanied by a plan or sketch to a scale of 1:1250 showing the site to which it refers and its boundary and relationship to adjoining property. The application site should be edged in red and any adjoining land owned by the applicant edged in blue.

#### **3 Description of Proposed Works**

Please tick the appropriate boxes and provide a summary of the works proposed to the listed building(s) including any demolition or alterations internally or externally. Also specify any structure within the curtilage to be removed or altered.

#### **4 Submission of an Application for Planning Permission**

Works which need planning permission will require the submission of a separate application. Similarly any works relating to a listed building will require an application for listed building consent. The relevant forms can be obtained from Planning at the end of this application form.

#### **5 Plan and Drawings**

If consent for the complete demolition of the building(s) is required, four copies of a plan showing the site (as in Q2) are required. It will also be helpful to provide elevations and floorplans of the building(s). If consent for partial demolition is required, the parts of the building(s) affected should be clearly marked in red on existing floor plans sections and elevations. 6 copies of these drawings must be submitted. All plans and drawings submitted for approval should be identified by a distinctive reference number. Plans must also show a North point, the metric scale and indicate whether enlarged from an ordnance survey map or drawn from survey. If you are proposing partial demolition of a building it may be necessary for you to submit structural information showing how the remaining parts of the building will be retained during and after building works. Good quality photographs showing the area of the building to be demolished will also assist in securing a speedier decision.

If you wish to enclose any additional information, please do so in the form of a covering letter.

**Your application will not be progressed if insufficient information is received by the Council.**

**CERTIFICATE B**  
**Under Section 74 of the Planning (Listed Buildings and Conservation Areas)**  
**Act 1990**

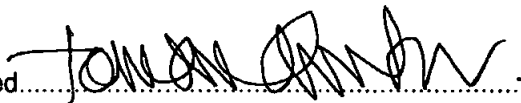
I Certify that:

1. I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of this application, was the owner of any part of the land to which this application relates, as listed below:

<b>Owner's name:</b>	<b>Address at which notice was served:</b>	<b>Dates on which notice was served:</b>
David Green	Flat 2, 13 Eton Avenue, NW3 3EL	30th June 2003
Norman Morris	Flat 3, 13 Eton Avenue, NW3 3EL	30th June 2003
Lanni Strauss	Flat 4, 13 Eton Avenue, NW3 3EL	30th June 2003
James Pearson	Flat 5, 13 Eton Avenue, NW3 3EL	30th June 2003
Lanni Strauss	Flat 6, 13 Eton Avenue, NW3 3EL	30th June 2003
Anthony Simmons	Flat 7, 13 Eton Avenue, NW3 3EL	30th June 2003
13 Eton Avenue Ltd.	Flat 1, 13 Eton Avenue, NW3 3EL	30th June 2003

2. None of the land to which this application relates is, or is part of, an agricultural holding.

Signed



Date

30<sup>th</sup> June 2003

on behalf of Mr. S. Sanderson and Mrs. G. Gilgallon

## PART II - Site Ownership

When making an application for Conservation Area Consent, it is important that you provide information about the ownership of the application site by filling in an appropriate Certificate, as described in Regulation 6, and set out in Schedule 2, of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

There is a penalty for knowingly or recklessly completing a false or misleading certificate.

N.B. An OWNER is the freeholder of the site and anyone who has a leasehold interest with at least 7 years unexpired.

Use Certificate A if you are the sole owner of all the land and buildings to which this application relates. If you are not the only owner of all the application site then any other person who qualifies as an owner must be informed of the terms of your application. If you can identify all other owners you must serve a notice on them using the wording shown in Notice 1. Once you have done this, complete certificate B and submit it to the Council with your application. Certificates C and D and Notices 2 are available from the Council at the address given at the bottom of the application form. Use certificate C if you do not know the names of ALL the owners of the application site, and certificate D if you do not know any of the owners of the site. In these cases you will need to post a notice on the site and put a notice in a local newspaper using the wording of Notice 2 as well as notify all known owners using the wording of Notice 1.

## SCHEDULE 2

Regulation 6

### PART I

#### PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

##### Certificate A

Under Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990

I hereby certify that:

No person other than [myself] [the applicant]\* was the owner (a) of any of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed \_\_\_\_\_

[on behalf of \_\_\_\_\_]

Date \_\_\_\_\_

\* Delete where inappropriate.

##### Notes

(a) "Owner" means a person having a freehold interest or a Leasehold interest of which not less than 7 years remain unexpired.

or

##### Certificate B

Under Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990

I hereby certify that:

[I have] [The applicant has]\* given the requisite notice to all the persons other than [myself] [the applicant]\* who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners (a) of the building to which the application relates-

Name of owner

Address

Date of service of notice

SEE SHEET ENCLOSED.

Signed \_\_\_\_\_

[on behalf of \_\_\_\_\_]

Date \_\_\_\_\_

\* Delete where inappropriate.

##### Notes

(a) "Owner" means a person having a freehold interest or a Leasehold interest of which not less than 7 years remain unexpired.

## Duplicate Applications/Resubmissions

Have you submitted a duplicate application?

If yes, please give our Registered Number of your duplicate application:

Yes ☐

No ☒

Do you want your application to be considered as a resubmission of an earlier application that was either refused or withdrawn?

Yes ☐

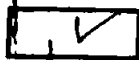
No ☒

If yes, please give our registered number and the date that your earlier application was either refused/withdrawn (delete):

Date \_\_\_\_\_

## Check List

Please use this list to check that your application for conservation area consent has been completed correctly.



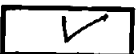
Have you provided 6 copies of plans for each separate application showing clearly and accurately, to a metric scale, the existing site and the building(s) or parts of building(s) you intend to demolish?



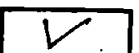
Have you provided 4 copies of a location plan, drawn to scale with the site outlined in red and any land in the same ownership outlined in blue?



Have you provided enough information including good quality photographs of the site (marked as necessary) so that your proposals can be fully understood?



Have you signed, dated and fully completed 4 copies of the application form for each separate application?



Have you given full information on who owns the land involved? Have the correct notices been served on the owners (if there are other owners apart from the applicant)? (See Part II)

### Please Note:-

If you cannot put a tick to every question your application is probably incomplete and will not be dealt with if submitted.

Please send your completed application form, together (with four copies, and six sets of drawings to:

Planning, Development Control  
Environment Department  
Camden Town Hall  
Argyle Street Entrance  
Euston Road  
London WC1H 8ND



Published by  
Environment Department,  
London Borough of Camden  
September 1998

or by hand to One Stop Reception/Enquiry Desk, 5th Floor, at the above address

## NOTICE No. 1

### PART II

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990  
NOTICE FOR SERVICE ON INDIVIDUALS

Proposal for the demolition of non-listed building(s) in a Conservation Area.

(a) \_\_\_\_\_

TAKE NOTICE that application is being made to the London Borough of Camden Council by:

(b) \_\_\_\_\_

to. (c) \_\_\_\_\_

If you wish to make representations about the application, you should make them in writing, not later than (d) \_\_\_\_\_

to the Planning Development Control, Camden Town Hall, Argyle Street Entrance, Euston Road, London, WC1H 8ND  
\* Delete where inappropriate.

Signed \_\_\_\_\_

[on behalf of \_\_\_\_\_]

Date \_\_\_\_\_

### Notes

- (a) Insert name, address or location of building with sufficient precision to ensure identification of it.
- (b) Insert name of applicant.
- (c) Insert description of proposed works and name, address or location of building.
- (d) Insert date not less than 20 days later than the date on which the notice is served.

**REQUEST FOR COMMENTS/OBSERVATIONS FROM:****Belsize Park CAAC****Flat 1  
13 Eton Avenue  
London  
NW3 3EL**

Application ref: 2003/1127/C  
Associated ref(s): 2003/1123/P  
2003/1124/L  
Date of consultation: 20 August 2003

**Development Control  
Planning Services**  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Tel 020 7278 4444  
Fax 020 7974 1975  
Textlink 020 7974 6866

[env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Proposal: Demolition of existing detached double garage in the rear garden

---

Comments: ☐ OBJECT ☐ NO OBJECTION ☐ COMMENT  
(Please tick as appropriate)

*NO OBJECTION*

Signed: *DT Kenby for Belsize CAAC*

Date: *1 Sep 2003*

If you would like to discuss the above application in more detail, please telephone Michael Fox of North West Team on 020 7974 5821.

All comments and **returned plans**, should be sent within 21 days to:  
Michael Fox, Development Control, Planning, Environment Department, Camden Town Hall, Argyle Street, London WC1H 8EQ.



file copy



Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Tel 020 7278 4444  
Fax 020 7974 1975  
Textlink 020 7974 6866

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

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**

**NOTICE OF RECEIPT OF A PLANNING APPLICATION**

**Date of Notice: 29 August 2003**

**Application reference number: 2003/1127/C**

**Associated application(s): 2003/1123/P**

**2003/1124/L**

**Address:**

**Flat 1  
13 Eton Avenue  
London  
NW3 3EL**

**Proposal:**

**Demolition of existing detached double garage in the rear garden**

The above application has been received by the Council and is being **dealt with by Michael Fox on 020 7974 5821.**

You can look at the application and any submitted plans at the One Stop Reception on the 5th floor of Camden Town Hall, Argyle Street, WC1 8EQ. The Reception is open between 9.00am and 5.00pm, Monday to Friday with extended opening till 7.00pm on Thursdays. A duty planner is also available during these times to assist you in looking at plans and to offer general planning advice.

If you would like to submit comments on the application, please do so, in writing, within 21 days from the date of this notice. (Please quote the application number).

**NOTIFICATION OF COMMITTEE DATE**

If the decision is to be taken by the Development Control Sub-Committee we will tell you the date of the committee if you clearly ask us to in your letter.

Please also note that the proposal described above may not cover all aspects of the application. The submitted plans may show additional information.

Director of Environment Department



File



Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Tel 020 7278 4444  
Fax 020 7974 1975  
Textlink 020 7974 6866

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

TAG Architects  
14 Belsize Crescent  
London  
NW3

Application Ref: **2003/1127/C**  
Associated Ref: **2003/1123/P**  
**2003/1124/L**  
Please ask for: **Michael Fox**  
Telephone: 020 7974 5821

20 August 2003

Dear Sir/Madam

Town and Country Planning Acts 1990 (as amended)  
**ACKNOWLEDGEMENT OF RECEIPT OF AN APPLICATION**

We received your application for Conservation Area Consent dated 30 June 2003 on 03 July 2003, together with the required fee of £0.00 for the property listed below.

Address:  
**Flat 1**  
**13 Eton Avenue**  
**London**  
**NW3 3EL**

The Proposed Work: Demolition of existing detached double garage in the rear garden

We make every effort to reach a decision as soon as possible and have set ourselves the target this year of deciding at least 65% of all the applications we receive within 8 weeks. You should therefore receive a decision on your application by 10 October 2003.

We are legally required to consult on your application with individuals who may be affected by the proposals. As part of this process we allow a period of 21 days for the people and organisations to respond to us. We may also need to clarify or discuss certain aspects of your application, or negotiate revisions with you before we are able to make a recommendation on your proposal. Your application may therefore take longer than the statutory 8 week period to deal with.

If you want to check the progress of your application please contact the officer above.



August 20, 2003

Most applications are decided by officers under powers delegated to the Director of Environment. Some applications, such as major schemes being recommended for approval, applications which are of significant local interest, will always be decided by that committee.

If you do not receive a decision by the above date, you have the right of appeal to the Planning Inspectorate after that date. Appeal forms are only available from the Planning Inspectorate at 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, telephone number 0117 372 8000.

If you need advice on whether to appeal, the Planning Inspectorate produce a leaflet "A Guide to Planning Appeals" available from their office. Alternatively, the leaflet produced by the Royal Town Planning Institute "Should I Appeal" is available from the One Stop Reception at the Town Hall, or you can seek independent advice from Planning Aid for London which is a charitable body staffed by volunteers. Their telephone number is 020 7613 4435.

If your fee was paid by cheque and the bank refused to honour it, your application will not be valid. We will not be able to deal with the application until you have paid the full fee.

Director of Environment Department



Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

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www.camden.gov.uk/planning

TAG Architects  
14 Belsize Crescent  
London  
NW3

Application Ref: **2003/1127/INVALID**  
Associated Ref: **2003/1124/NEW**  
Please ask for: **Charles Thuair**  
Telephone: 020 7974 5867

14 July 2003

Dear Sir/Madam

Town and Country Planning Acts 1990 (as amended)  
**INCOMPLETE APPLICATION**

Address: **Flat 1**  
**13 Eton Avenue**  
**London**  
**NW3 3EL**

Proposal Description: Demolition of existing detached double garage in the rear garden

Thank you for your application received on 03 July 2003.

Your application has been checked and found to be **incomplete** for the following reasons:

- need elevations and floorplan of existing garage to be demolished

Your application cannot be processed until the above points are satisfied. On return, please quote the application number.

Director of Environment Department





Camden

ENVIRONMENT

Development Control Team

Camden Town Hall  
Argyle Street  
Entrance  
Euston Road  
London WC1H 8ND

## CONSERVATION AREA APPLICATION

Planning (Listed Buildings and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please read accompanying notes before answering any questions. Please complete all sections in BLOCK CAPITALS. Please answer every question. Four copies of the completed form and six sets of drawings (as specified in Note 5) are required.

I am applying for Conservation Area Consent and declare that to the best of my knowledge all the information contained in this application form is correct.

Signed

Applicant/Agent (please delete)

Date

*[Signature]*

30th JUNE 2003

FOR OFFICE USE:

Case File C/A

Reg. No. CA /

Date Received

Name of Conservation Area

1

Applicant

Name MR. S. SANDERSON, MRS. G. GILGALLON

Address FLAT 1, 13 ETON AVENUE,  
LONDON NW3 3EL

Post Code NW3 3EL

Tel. No.

Agent (if any) to whom correspondence will be sent.

Name TAG ARCHITECTS

Address 14 BELSIZE CRESCENT,  
LONDON NW3 5QU

Post Code NW3 5QU

Tel. No. 0207 431 7974

2

Address of Application Site.

FLAT 1, 13 ETON AVENUE, LONDON

Post Code NW3 3EL

3

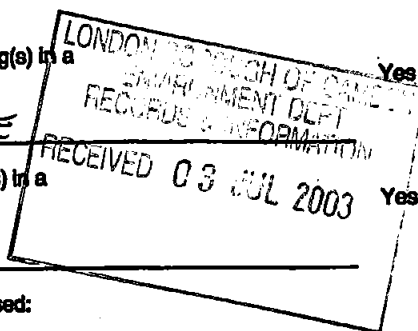
Description of Proposed Works

a. Does the proposal involve complete demolition of unlisted building(s) in a conservation area? (if yes, specify buildings affected):

DETACHED CONTEMPORARY GARAGE

b. Does the proposal involve partial demolition of unlisted building(s) in a Conservation Area. (if yes, specify the part(s) affected):

c. Please give a brief description of the degree of demolition proposed:



Yes ☒

No ☐

Yes ☐

No ☒

4

Submission of Application for Planning Permission

Has an application for planning permission been submitted in respect of the associated works?

Yes ☒

No ☐

If no, please state reason

5

Plans and Drawings

List all drawings submitted for approval (four copies of each drawings will be required clearly indicating the areas to be demolished):

000/PS2A, PS3A, PS4B, PS5B, SL, S2, S3, S4A, S5A, S6, PK1

6

Is the applicant/agent related to either a member of the Council or any Council employee?

Yes ☐

No ☒

## A Guide to applicants for Conservation Area Consent

Conservation Area Consent is required for the demolition, in whole or in part, of most unlisted buildings or structures (including garages, walls and outhouses) located within a Conservation Area. If you wish to confirm whether your building or site lies within such an Area or whether consent is necessary, you are advised to contact Planning at the address at the end of this form (Tel: 0171-314 1911 between 9am and 5pm Monday to Friday).

Conservation Area Consent is additional to and does not remove the need to obtain planning permission or listed building consent when necessary (see Q4). It is necessary for the Council to consult with the Historic Buildings and Monuments Commission and take their comments into account before Conservation Area Consent can be granted.

### Notes:

#### 1 Name and Address of Applicant/Agent

If the form is completed by an agent all correspondence from the Council will be sent to him/her. Please give a contact name or reference.

#### 2 Address of Application Site

The application must be accompanied by a plan or sketch to a scale of 1:1250 showing the site to which it refers and its boundary and relationship to adjoining property. The application site should be edged in red and any adjoining land owned by the applicant edged in blue.

#### 3 Description of Proposed Works

Please tick the appropriate boxes and provide a summary of the works proposed to the listed building(s) including any demolition or alterations internally or externally. Also specify any structure within the curtilage to be removed or altered.

#### 4 Submission of an Application for Planning Permission

Works which need planning permission will require the submission of a separate application. Similarly any works relating to a listed building will require an application for listed building consent. The relevant forms can be obtained from Planning at the end of this application form.

#### 5 Plan and Drawings

If consent for the complete demolition of the building(s) is required, four copies of a plan showing the site (as in Q2) are required. It will also be helpful to provide elevations and floorplans of the building(s). If consent for partial demolition is required, the parts of the building(s) affected should be clearly marked in red on existing floor plans sections and elevations. 6 copies of these drawings must be submitted. All plans and drawings submitted for approval should be identified by a distinctive reference number. Plans must also show a North point, the metric scale and indicate whether enlarged from an ordnance survey map or drawn from survey. If you are proposing partial demolition of a building it may be necessary for you to submit structural information showing how the remaining parts of the building will be retained during and after building works. Good quality photographs showing the area of the building to be demolished will also assist in securing a speedier decision.

If you wish to enclose any additional information, please do so in the form of a covering letter.

**Your application will not be progressed if insufficient information is received by the Council.**

## PART II - Site Ownership

When making an application for Conservation Area Consent, it is important that you provide information about the ownership of the application site by filling in an appropriate Certificate, as described in Regulation 6, and set out in Schedule 2, of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

There is a penalty for knowingly or recklessly completing a false or misleading certificate.

N.B. An OWNER is the freeholder of the site and anyone who has a leasehold interest with at least 7 years unexpired.

Use Certificate A if you are the sole owner of all the land and buildings to which this application relates. If you are not the only owner of all the application site then any other person who qualifies as an owner must be informed of the terms of your application. If you can identify all other owners you must serve a notice on them using the wording shown in Notice 1. Once you have done this, complete certificate B and submit it to the Council with your application. Certificates C and D and Notices 2 are available from the Council at the address given at the bottom of the application form. Use certificate C if you do not know the names of ALL the owners of the application site, and certificate D if you do not know any of the owners of the site. In these cases you will need to post a notice on the site and put a notice in a local newspaper using the wording of Notice 2 as well as notify all known owners using the wording of Notice 1.

## SCHEDULE 2

Regulation 6

### PART I

#### PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

##### Certificate A

Under Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990

I hereby certify that:

No person other than [myself] [the applicant]\* was the owner (a) of any of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed \_\_\_\_\_

[on behalf of \_\_\_\_\_]

Date \_\_\_\_\_

\* Delete where inappropriate.

##### Notes

(a) "Owner" means a person having a freehold interest or a Leasehold interest of which not less than 7 years remain unexpired.

##### Certificate B

Under Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990

I hereby certify that:

[I have] [The applicant has]\* given the requisite notice to all the persons other than [myself] [the applicant]\* who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners (a) of the building to which the application relates-

Name of owner

Address

Date of service of notice

SEE SHEET ENCLOSED.

Signed \_\_\_\_\_

[on behalf of \_\_\_\_\_]

Date \_\_\_\_\_

\* Delete where inappropriate.

##### Notes

(a) "Owner" means a person having a freehold interest or a Leasehold interest of which not less than 7 years remain unexpired.

## Duplicate Applications/Resubmissions

Have you submitted a duplicate application?  
If yes, please give our Registered Number of your duplicate application:

Yes ☐ No ☒

Do you want your application to be considered as a resubmission of an earlier application that was either refused or withdrawn?

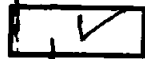
Yes ☐ No ☒

If yes, please give our registered number and the date that your earlier application was either refused/withdrawn (delete):

Date \_\_\_\_\_

## Check List

Please use this list to check that your application for conservation area consent has been completed correctly.



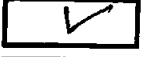
Have you provided 6 copies of plans for each separate application showing clearly and accurately, to a metric scale, the existing site and the building(s) or parts of building(s) you intend to demolish?



Have you provided 4 copies of a location plan, drawn to scale with the site outlined in red and any land in the same ownership outlined in blue?



Have you provided enough information including good quality photographs of the site (marked as necessary) so that your proposals can be fully understood?



Have you signed, dated and fully completed 4 copies of the application form for each separate application?



Have you given full information on who owns the land involved? Have the correct notices been served on the owners (if there are other owners apart from the applicant)? (See Part II)

### Please Note:-

If you cannot put a tick to every question your application is probably incomplete and will not be dealt with if submitted.

Please send your completed application form, together (with four copies, and six sets of drawings to:

Planning, Development Control  
Environment Department  
Camden Town Hall  
Argyle Street Entrance  
Euston Road  
London WC1H 8ND



Published by  
Environment Department,  
London Borough of Camden  
September 1998

or by hand to One Stop Reception/Enquiry Desk, 5th Floor, at the above address

## NOTICE No. 1

### PART II

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990  
NOTICE FOR SERVICE ON INDIVIDUALS

Proposal for the demolition of non-listed building(s) in a Conservation Area.

(a) \_\_\_\_\_

TAKE NOTICE that application is being made to the London Borough of Camden Council by:

(b) \_\_\_\_\_

to. (c) \_\_\_\_\_

If you wish to make representations about the application, you should make them in writing, not later than (d) \_\_\_\_\_

to the Planning Development Control, Camden Town Hall, Argyle Street Entrance, Euston Road, London, WC1H 8ND

\* Delete where inappropriate.

Signed \_\_\_\_\_

[on behalf of \_\_\_\_\_]

Date \_\_\_\_\_

### Notes

- Insert name, address or location of building with sufficient precision to ensure identification of it.
- Insert name of applicant.
- Insert description of proposed works and name, address or location of building.
- Insert date not less than 20 days later than the date on which the notice is served.


**CERTIFICATE B**  
**Under Section 74 of the Planning (Listed Buildings and Conservation Areas)**  
**Act 1990**

I Certify that:

1. I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of this application, was the owner of any part of the land to which this application relates, as listed below:

<b>Owner's name:</b>	<b>Address at which notice was served:</b>	<b>Dates on which notice was served:</b>
David Green	Flat 2, 13 Eton Avenue, NW3 3EL	30th June 2003
Norman Morris	Flat 3, 13 Eton Avenue, NW3 3EL	30th June 2003
Lanni Strauss	Flat 4, 13 Eton Avenue, NW3 3EL	30th June 2003
James Pearson	Flat 5, 13 Eton Avenue, NW3 3EL	30th June 2003
Lanni Strauss	Flat 6, 13 Eton Avenue, NW3 3EL	30th June 2003
Anthony Simmons	Flat 7, 13 Eton Avenue, NW3 3EL	30th June 2003
13 Eton Avenue Ltd.	Flat 1, 13 Eton Avenue, NW3 3EL	30th June 2003

2. None of the land to which this application relates is, or is part of, an agricultural holding.

Signed  Date 30th June 2003

on behalf of Mr. S. Sanderson and Mrs. G. Gilgallon

