

## TRANSIT LIST

**Case Ref:** 2003/1123/P

**Premises :**

FLAT 1  
13 ETON AVENUE  
NW3

**Old Case File Ref :**

[illegible]

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: **2003/1123/P**  
Please ask for: **Michael Fox**  
Telephone: 020 7974 5821

10 October 2003

Dear Sir/Madam

### **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Refused**

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

Proposal:  
Demolition of existing detached double garage in the rear garden, erection of new two storey side and rear extension to house, including garage and extended rear terrace  
Drawing Nos: PS2 A, PS3 A, PS4 B, PS5 B, S1, S2, S3, S4 A, S5 A, S6, PH1

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

### **Reason(s) for Refusal**

- 1 The proposed side extension, by virtue of the additional bulk, footprint, siting and detailed form, detracts from the original form and design of the listed building and fails to preserve or enhance the character and appearance of the Conservation Area, contrary to Policies EN1, EN13, EN14, EN22, EN31 and EN38 of the London Borough of Camden Unitary Development Plan 2000 and supporting guidance in the Supplementary Planning Guidance and Belsize Conservation Area Statement.

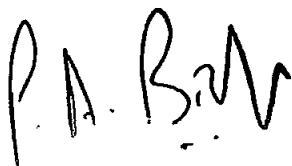


Informative(s):

- 1 You are advised that Conservation area consent is not required for the demolition of the garage, and your application registered 2003/1127/C has therefore been withdrawn.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. A. Barrow'. The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

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

**PLANNING  
APPLICATION FORM**

Town &amp; Country Planning Act 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 five sets of drawings specified in Note 5 are required.

I am applying for planning permission and declare that to the best of my knowledge all the information in this application form and on submitted plans is correct.

Signed

TOWAN ARNOLD

Applicant/Agent (please delete)

Date

30th JUNE 2003

FEE (Please delete/insert as appropriate)

- I enclose the application fee of £ 110.00by cheque/P.O No: 000309/000441/31040802

- No fee is payable for the following reason:

## FOR FINANCE SECTION USE:

Receipt No. 62913

Date

01 JUL 2003

Payee

RECORDS & INFORMATION

Area

NE

Cheque/PO £

110.00

## FOR OFFICE USE:

Case file

Reg. No. PL/

Date Record

2003/1123

1

**Applicant**Name MR. S. ANDERSON, MRS. A. GIVAN

Address

FLAT 1,  
13 ETON AVENUE  
LONDON

Post Code

NW3 3EL

Tel. No.

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

Name

TA & ARCHITECTS

Address

14 BELSIZE CRESCENTLONDON

Post Code

NW3 5QU

Tel. No.

0207 431 7974

Contact Name/Ref:

MR. T. GLISZCZYNSKI

2

**Address of Application Site.**FLAT 1, 13 ETON AVENUE  
LONDON

Post Code

NW3 3EL

Does this site include any listed buildings/structures?

Yes ☒No ☐

3a

**Description of Development for which application is made.**

- FORM A NEW TWO STOREY EXTENSION AT KVR. GRD. & GRD. FLOOR LEVEL AT THE SIDE,
- FORM A NEW EXTENSION TO REAR BEDROOMS AT KVR. GRD. & GRD. FLOOR LEVEL AT THE REAR,
- DEMOLISH THE EXIST. DETACHED DOUBLE GARAGE & DRIVE IN THE REAR GARDEN.

3b

**Present use(s) of land or property.**RESIDENTIAL

4

**Type of Application (tick as appropriate).**

- A ☒ A full application for new building works and/or change of use.
  - B ☐ An outline application - Please tick those matters (if any is appropriate) for which approval is sought at this stage.  
Siting ☐ Access ☐ Design ☐ External Appearance ☐ Landscaping ☐
  - C ☐ An application for removal/alteration of a condition of a previous planning permission.
  - D ☐ An application for renewal of permission.
  - E ☐ An application for buildings or works already carried out or use of land already started.
- If you have ticked C or D please give date of previous permission ( / / ) and the reference (PL/ )

## 5 Plans and Drawings Submitted with this Application.

Please list all drawings, plans and documents forming part of this application. (These should have distinctive reference numbers):

000/P52A, P53A, P54B, P55B, S1, S2, S3, S4A, S5A, S6, P11

Please specify type and colour of external materials here (or in a covering letter) and on your plans.

FAIRFACED MASONRY TO MATCH, EXTERNAL JOINERY TO MATCH, ROOF COVERING TO MATCH

## 6 Additional Information.

If any of the answers below is yes, the details should be clearly identified on the application drawings.

- Does the proposal involve the felling or lopping of trees?

If yes specify works proposed

Yes ☐ No ☒

- Does the proposal involve a new or altered access from a public highway?

Vehicular - Yes ☐ No ☒

Pedestrian - Yes ☐ No ☒

Does the proposal affect a public right of way?

Yes ☐ No ☒

- Have arrangements been made for refuse storage?

AS EXISTING

Yes ☒ No ☒

- Does the proposal take account of the needs of people with disabilities?

AS EXISTING

Yes ☐ No ☒

Not applicable ☐

- Does the proposal provide for a means of escape in case of fire?

AS EXISTING

Yes ☐ No ☐

- Does the proposal include parking spaces?

If yes, please state the number of parking spaces.

Yes ☐ No ☒

Existing ☐ Proposed ☐

## 7 All Types of Development: Floorspace.

- What is the amount of floorspace in the following categories to which the application relates? (If vacant please state last known uses and give amounts.)

|  | Existing gross<br>(state if vacant) | Proposed gross        |
|--|-------------------------------------|-----------------------|
| Retail (A1)  | m <sup>2</sup>                      | m <sup>2</sup>        |
| Financial/Professional Services (A2)                                     | m <sup>2</sup>                      | m <sup>2</sup>        |
| Restaurant/Cafe/Public House etc (A3)                                    | m <sup>2</sup>                      | m <sup>2</sup>        |
| Offices  | m <sup>2</sup>                      | m <sup>2</sup>        |
| Industrial   | m <sup>2</sup>                      | m <sup>2</sup>        |
| Warehousing  | m <sup>2</sup>                      | m <sup>2</sup>        |
| Residential (FLAT 1 ONLY)  | 221.10 m <sup>2</sup>               | 316.50 m <sup>2</sup> |
| Hotel/Hostel (see below)   | m <sup>2</sup>                      | m <sup>2</sup>        |
| Other (state use and whether now vacant and complete floorspace columns) | m <sup>2</sup>                      | m <sup>2</sup>        |
|  | m <sup>2</sup>                      | m <sup>2</sup>        |
|  | m <sup>2</sup>                      | m <sup>2</sup>        |
| Total  | 221.10 m <sup>2</sup>               | 316.50 m <sup>2</sup> |
| Hotel/Hostel: Number of (a) bedroom (b) bedspaces                        | a) b)                               | a) b)                 |

What is total net area of the site? 1,200 m<sup>2</sup> (OVERALL PLOT AREA OF NO. 13 FTON AVE)

8

## Development Involving Residential Use (including conversion)

- Please give the number of **existing** residential units on the site:-

Single family dwelling houses ☐ Self contained flats and maisonettes ☒ (SEVEN) Other ☐  
 Number Vacant ☐ Number Vacant ☐ Number Vacant ☐

- Please describe the nature of any units listed as 'other' above (e.g. Non-self contained accommodation):-

- Please give the number and size (by number of bedrooms) of proposed residential units on the site. Do not include any non-self contained units.

|             | Single family dwelling houses | Self contained flats and maisonettes |
|-------------|-------------------------------|--------------------------------------|
| 1 bedroom   |                               | AS EXISTING                          |
| 2 bedrooms  |                               | AS EXISTING                          |
| 3+ bedrooms |                               | AS EXISTING                          |
| TOTAL       |                               | 13 EXISTING (SEVEN)                  |

- Are you proposing any non-self contained units? Yes ☐ No ☒

If yes, how many?

9

## Information relating to Non-Residential Developments

- Does the proposal include the installation of plant, ventilation ducting or air conditioning equipment? Yes ☐ No ☐  
 If yes, please give full details of the type of equipment proposed either on the drawings or in the form of a covering letter.

Does the proposal provide for loading and unloading within the site? (if yes, identify on plan) Yes ☐ No ☐

- Please give the number of vehicles that enter the site on a normal working day.

|          | HGV | Other Vehicles |
|----------|-----|----------------|
| Existing |     |                |
| Proposed |     |                |

Does the proposal involve the use of hazardous materials?

- If yes, please state what materials and approximate quantities in a covering letter. Yes ☐ No ☐

10

## Section 66 Certificate

**N.B. You must complete the appropriate Section 66 certificate as part of your application - Please see note 10 for**

- If you are the sole owner of the land to which the application relates complete **Certificate A** below (Owner means a person Having a freehold or leasehold interest with at least 7 years unexpired).

This Certificate is not appropriate unless you are the sole owner. (See Note 10)

- If you are not the sole owner of the land or if any part of the development goes outside land in your ownership. (even if only foundations) you must complete **Certificate B** below and serve notice on each of the owners. using the wording in Notice 1 below. (see Note 10)
- If you do not know the names of all or any of the owners you will need to complete Certificate C or D which will be sent to you on request. (See Note 10)
- Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular is liable on conviction to a fine not exceeding £400

### CERTIFICATE A Under Section 66 of the Town and Country Planning Act 1990 (Owner's Certificate)

I certify that:

- at the beginning of the period of 21 days ending with the date of this application nobody, except the applicant, was the owner of any part of the land to which this application relates.
- none of the land to which this application relates is, or is part of an agricultural holding.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
 on behalf of: \_\_\_\_\_

## CERTIFICATE B Under Section 66 of the Town and Country Planning 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:  
(continue on separate sheet if necessary.)

Owner(s) name:

Address at which notice  
was served

Dates on which notice  
was served

SEE SEPARATE SHEET.

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

Signed

Date

on behalf of:

## NOTICE No. 1 Under Section 66 of the Town and Country Planning Act 1990

Proposed development at (a)

I give notice that (b)

is applying to Camden Council for planning permission to:

(c)

Any owner of the land who wishes to make representations about this application should write to Development Control, Environment Department, Camden Town Hall, Argyle Street Entrance, Euston Road, London WC1H 8EQ within 21 days of the date of service of this notice.

Insert:

- (a) address or location of the proposal development  
(b) applicant's name  
(c) description of the proposed development

Signed

Date

on behalf of:

### 11 Duplicate Applications/Re-submissions

Have you submitted a duplicate (ie identical) application?

Yes ☐

No ☒

If yes, and you have already received an acknowledgment, please give our Registered number: PL:

Do you want your application to be considered as a re-submission 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 (please delete as appropriate):

PL:

Date

Have you submitted any other application in connection with this application?  
(eg for : Listed Building, Conservation Area, or Control of Advertisement Consent)

Yes ☒

No ☐

If yes, please specify: LISTED BUILDING, CONSERVATION AREA

### 12

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

Yes ☐

No ☒

**CERTIFICATE B**  
**Under Section 66 of the Town and Country Planning 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:

| Owner's name:       | Address at which notice was served: | Dates on which notice was served: |
|---------------------|-------------------------------------|-----------------------------------|
| 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 *Tomson* Date 20th June 2003

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

APPLICATION NUMBER:

**13 Ethnic Origin**

The Council is committed to the goals of providing services of the highest quality and distributing these fairly, efficiently and effectively. In order to achieve these goals we need to plan for the future provision of these services. You can help us to do this by answering the following questions:

If you are an individual making an application on your own behalf, how would you describe yourself? (See categories below)

If you are an agent acting on behalf of a client, how would you describe both yourself and your client? (See categories below)

|                              | Applicant                           | Agent                               |                              | Applicant | Agent |
|------------------------------|-------------------------------------|-------------------------------------|------------------------------|-----------|-------|
| White U.K.                   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Greek/Greek Cypriot          |           |       |
| White Irish                  |                                     |                                     | Turkish/Turkish Cypriot      |           |       |
| White Other (please specify) |                                     |                                     | Indian                       |           |       |
|                              |                                     |                                     | Pakistani                    |           |       |
|                              |                                     |                                     | Bangladeshi                  |           |       |
| Black African                |                                     |                                     | Chinese                      |           |       |
| Black Caribbean              |                                     |                                     | Other Asian (please specify) |           |       |
| Black Other (please specify) |                                     |                                     | Other (please specify)       |           |       |

Please note that the answers to the questions above will be treated strictly confidentially and used for statistical purposes only.

**Check list**

Please use this list to check that your application for planning permission has been completed correctly.

- ☒ Have you provided 5 copies of plans for each separate application showing clearly and accurately, to a metric scale, the existing site or building (including uses) and what changes you intend to make?
- ☒ 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 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 the applicant)?
- ☒ Is the correct fee attached? (See separate list of fees available on request).

**Please Note:-**

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

**Please submit complete application to:**

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

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



Informative(s):

- 1 You are advised that Conservation area consent is not required for the demolition of the garage, and your application registered 2003/1127/C has therefore been withdrawn.

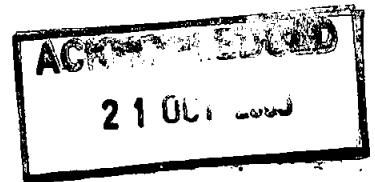
Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

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

**DRAFT**

**DECISION**



The Coach House  
The Old Rectory  
Wollaton Village  
Nottingham NG8 2AF

17 October 2003

Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London  
WC1 8ND

Dear Sirs

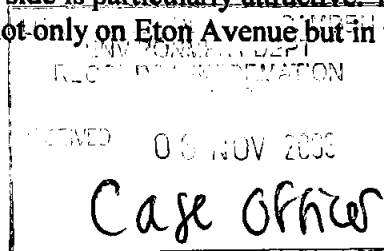
**Ref: Application nos 2003/1123/P, 2003/1124/L and 2003/1127/C  
Flat 1, 13 Eton Avenue, London NW3 3EL**

I have been away on an extensive business trip and, therefore, have only now just received information concerning the planning application for flat 1.

Myself and my wife are the owners of flat 4 and flat 6. Both of these flats are on the right side of the property flat 4 is immediately above flat 1 itself. In connection with the application it is my opinion that these plans are out of character with the property itself and are not in harmony with the architecture of the building. The application intends to project the flat area into the garden, therefore, limiting flat 4s vision and increasing the likelihood of flat/pitched roof vision rather than trees and greenery.

Since flat 4 already has a significant balcony the enjoyment of sitting on the balcony will be reduced by having to oversee further building which will give loss of view. This may increase the value of flat 1 but will reduce the saleable value of flats 4 and 6 which I am concerned with.

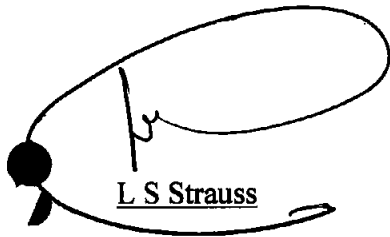
13 Eton Avenue is already a significant building and I do not personally believe there is justification in increasing the general size of the property which was approved with its original development back in 1994. The council, in their wisdom at the time, described that the size of the property was significant enough. The front elevation of the building will look odd and at this moment in time the aspect from the road side is particularly attractive. The building is one of the most important architectural properties not only on Eton Avenue but in the Camden District.



Case Officer (Au) OBT  
Mike

As you are aware recent applications were made by others on the property 13 Eton Avenue and based on the size of the extension and the style of the extension planning permission was refused. Therefore, I would request that the planners refuse the application. I would, however, like to state that at the bottom of the garden belonging to flat 1 there is a double garage to which my wife and I have no objection to improve the garage into a cottage, on the condition that the volume of ground area is not increased at all and that application/drawings be submitted for resident approval in advance of planners application.

Yours sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'S' with a vertical line through it, followed by a horizontal stroke.

L S Strauss

| LONDON BOROUGH OF CAMDEN   |  |
|--|--|
| PLANNING   |  |
| CONSERVATION AND URBAN DESIGN  |  |
| Proposed Development at 13 Eton Avenue   |  |
| Proposal: Demolition of existing detached double garage in rear garden, erection of new two storey side and rear extension to house, inc garage and extended rear terrace. | Case No: 2003/1123/P<br>2003/1124/L<br>2003/1127/C |
| Case officer: Michael Fox  | Date: 15 September 2003                            |

|                           |    |
|---------------------------|----|
| Conservation Area         | Y  |
| Listed Building           | II |
| Adjoining Listed Building | II |
| TPO                       |    |
| Local Design Policy       |    |

## OBSERVATIONS:

### Demolition

The existing rear garage is a modern structure of no architectural or historic interest. Its demolition is therefore not objected to.

### Listed Building issues

The rear elevation of this grade II building has been substantially altered by means of works, some of which were granted planning permission in 1995, and some of which appear to be unauthorised, prior to the building being added to the statutory list of buildings of special architectural and historic interest in 1999. The work is excessive, and has been implemented in materials that are a poor match for the originals, and has the effect of destroying all of the Arts and Crafts character of the rear elevation. Recent applications for rear conservatory type extensions have been refused in order to stop the further over-development of the building and prevent further harm to its character.

The north and west elevations are clearly visible from various viewpoints in the public realm. They also remain unaltered so that the original asymmetrical design of the building can be clearly appreciated, and display features such as that are characteristic of the Arts and Crafts tradition in which the house is built. I consider that these are important elevations that should remain intact and unaltered in order to prevent further erosion of the character and form of the building, particularly as they are visible from the public realm, and afforded greater visibility by views across the open space adjacent. This area of buildings predominantly by Willett and Son in Eton Avenue and Strathray Gardens forms a group of very high streetscape value, with each house being of an individual form, design and elevational treatment, but with a consistency of materials and building line. This alteration to the original form of the building would harm character and appearance of the Conservation Area due to the erosion of the original form of the building.

The application should therefore be refused for the following reasons:

1. The proposed side extension detracts from the original form and design of the listed building by virtue of the additional bulk and footprint, and is therefore contrary to London Borough of Camden UDP Policy EN38 (Preservation of listed buildings). In addition it does not preserve or enhance the character or appearance of the Conservation Area and is therefore contrary to UDP Policy EN31 (Character & Appearance of Conservation Areas).

|           |                                     |
|-----------|-------------------------------------|
| Negotiate | <input type="checkbox"/>            |
| Approve   | <input type="checkbox"/>            |
| Refuse    | <input checked="" type="checkbox"/> |

Signed Isanna Fichera Date 15/9/03  
em



Camden

ENVIRONMENT

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

Development Control Team

**PLANNING  
APPLICATION FORM**

Town &amp; Country Planning Act 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 five sets of drawings specified in Note 5 are required.

I am applying for planning permission and declare that to the best of my knowledge all the information in this application form and on submitted plans is correct.

Signed

TOMAS ARON

Applicant/Agent (please delete)

Date

30th JUNE 2003

FEE (Please delete/insert as appropriate)

- I enclose the application fee of £ 110.00by cheque/P.O No: 000709/000441/31040802

- No fee is payable for the following reason:

## FOR FINANCE SECTION USE:

Receipt No. \_\_\_\_\_

Date \_\_\_\_\_

Payee \_\_\_\_\_

Area: S NW NE

Cheque/PO £ \_\_\_\_\_

## FOR OFFICE USE:

Case file \_\_\_\_\_

Reg. No. PL / \_\_\_\_\_

Date Record \_\_\_\_\_

1

**Applicant**Name MR. S. ANDERSON, Mrs. G. GIVAN

Address

FLAT 1,  
13 ETON AVENUE  
LONDONPost Code NW3 3EL

Tel. No. \_\_\_\_\_

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

Name TA G ARCHITECTSAddress 14 BELSIZE CRESCENTLONDONPost Code NW3 5QUTel. No. 0207 431 7974Contact Name/Ref: MR. T. GLISZCZYNSKI

2

**Address of Application Site.**FLAT 1, 13 ETON AVENUE  
LONDONPost Code NW3 3EL

Does this site include any listed buildings/structures?

Yes ☒No ☐

3a

**Description of Development for which application is made.**

- FORM A NEW TWO STOREY EXTENSION AT CUR. GRD. & GRD. FLOOR LEVEL AT THE SIDE,
- FORM A NEW EXTENSION TO REAR BEDROOMS AT CUR. GRD. & GRD. FLOOR LEVEL AT THE REAR,
- DEMOLISH THE EXIST. DETACHED DOUBLE GARAGE & DRIVE IN THE REAR GARDEN.

3b

**Present use(s) of land or property.**RESIDENTIAL

4

**Type of Application (tick as appropriate).**

- A ☒ A full application for new building works and/or change of use. TA
  - B ☐ An outline application - Please tick those matters (if any is appropriate) for which approval is sought at this stage.  
Siting ☐ Access ☐ Design ☐ External Appearance ☐ Landscaping ☐
  - C ☐ An application for removal/alteration of a condition of a previous planning permission.
  - D ☐ An application for renewal of permission.
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- If you have ticked C or D please give date of previous permission ( / / )  
and the reference (PU )

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Please list all drawings, plans and documents forming part of this application. (These should have distinctive reference numbers):

008/PS2 A, PS3A, PS4B, PS5B, S1, S2, S3, S4A, S5A, S6, M1

Please specify type and colour of external materials here (or in a covering letter) and on your plans.

FAIRFACED MASONRY TO MATCH, EXTERNAL JOINERY TO MATCH, ROOF COVERING TO MATCH

## 6 Additional Information.

If any of the answers below is yes, the details should be clearly identified on the application drawings.

- Does the proposal involve the felling or lopping of trees?

If yes specify works proposed

Yes ☐ No ☒

- Does the proposal involve a new or altered access from a public highway?

Vehicular - Yes ☐ No ☒

Pedestrian - Yes ☐ No ☒

Does the proposal affect a public right of way?

Yes ☐ No ☒

- Have arrangements been made for refuse storage?

AS EXISTING

Yes ☒ No ☒

- Does the proposal take account of the needs of people with disabilities?

AS EXISTING

Yes ☐ No ☒

Not applicable ☐

- Does the proposal provide for a means of escape in case of fire?

AS EXISTING

Yes ☐ No ☐

- Does the proposal include parking spaces?

If yes, please state the number of parking spaces.

Yes ☐ No ☒

Existing ☐ Proposed ☐

## 7 All Types of Development: Floorspace.

- What is the amount of floorspace in the following categories to which the application relates?  
(If vacant please state last known uses and give amounts.)

|  | Existing gross<br>(state if vacant) | Proposed gross        |
|--|-------------------------------------|-----------------------|
| Retail (A1)  | m <sup>2</sup>                      | m <sup>2</sup>        |
| Financial/Professional Services (A2)                                     | m <sup>2</sup>                      | m <sup>2</sup>        |
| Restaurant/Cafe/Public House etc (A3)                                    | m <sup>2</sup>                      | m <sup>2</sup>        |
| Offices  | m <sup>2</sup>                      | m <sup>2</sup>        |
| Industrial   | m <sup>2</sup>                      | m <sup>2</sup>        |
| Warehousing  | m <sup>2</sup>                      | m <sup>2</sup>        |
| Residential (FLAT 1 ONLY)  | 221.10 m <sup>2</sup>               | 316.50 m <sup>2</sup> |
| Hotel/Hostel (see below)   | m <sup>2</sup>                      | m <sup>2</sup>        |
| Other (state use and whether now vacant and complete floorspace columns) | m <sup>2</sup>                      | m <sup>2</sup>        |
|  | m <sup>2</sup>                      | m <sup>2</sup>        |
|  | m <sup>2</sup>                      | m <sup>2</sup>        |
| Total  | 221.10 m <sup>2</sup>               | 316.50 m <sup>2</sup> |
| Hotel/Hostel: Number of (a) bedroom (b) bedspaces                        | a) b)                               | a) b)                 |

What is total net area of the site? 1,200 m<sup>2</sup> (OVERALL PLOT AREA OF NO. 13 ETON AVE)

8

## Development Involving Residential Use (including conversion)

- Please give the number of existing residential units on the site:-

Single family dwelling houses ☐

Self contained flats and maisonettes ☒ (SEVEN)

Other ☐

Number Vacant ☐

Number Vacant ☐

Number Vacant ☐

- Please describe the nature of any units listed as 'other' above (e.g. Non-self contained accommodation):-

- Please give the number and size (by number of bedrooms) of proposed residential units on the site. Do not include any non-self contained units.

|             | Single family dwelling houses | Self contained flats and maisonettes |
|-------------|-------------------------------|--------------------------------------|
| 1 bedroom   |                               | AS EXISTING                          |
| 2 bedrooms  |                               | AS EXISTING                          |
| 3+ bedrooms |                               | AS EXISTING                          |
| TOTAL       |                               | 13 EXISTING (SEVEN)                  |

- Are you proposing any non-self contained units? Yes ☐ No ☒

If yes, how many?

9

## Information relating to Non-Residential Developments

- Does the proposal include the installation of plant, ventilation ducting or air conditioning equipment? Yes ☐ No ☐
- If yes, please give full details of the type of equipment proposed either on the drawings or in the form of a covering letter.

Does the proposal provide for loading and unloading within the site? (if yes, identify on plan)

Yes ☐ No ☐

- Please give the number of vehicles that enter the site on a normal working day.

|          | HGV | Other Vehicles |
|----------|-----|----------------|
| Existing |     |                |
| Proposed |     |                |

Does the proposal involve the use of hazardous materials?

- If yes, please state what materials and approximate quantities in a covering letter.

Yes ☐ No ☐

10

## Section 66 Certificate

N.B. You must complete the appropriate Section 66 certificate as part of your application - Please see note 10 for

- If you are the sole owner of the land to which the application relates complete Certificate A below (Owner means a person Having a freehold or leasehold interest with at least 7 years unexpired).

This Certificate is not appropriate unless you are the sole owner. (See Note 10)

- If you are not the sole owner of the land or if any part of the development goes outside land in your ownership. (even if only foundations) you must complete Certificate B below and serve notice on each of the owners. using the wording in Notice 1 below. (see Note 10)

- If you do not know the names of all or any of the owners you will need to complete Certificate C or D which will be sent to you on request. (See Note 10)

- Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular is liable on conviction to a fine not exceeding £400

### CERTIFICATE A Under Section 66 of the Town and Country Planning Act 1990 (Owner's Certificate)

I certify that:

- at the beginning of the period of 21 days ending with the date of this application nobody, except the applicant, was the owner of any part of the land to which this application relates.
- none of the land to which this application relates is, or is part of an agricultural holding.

Signed \_\_\_\_\_ Date \_\_\_\_\_

on behalf of: \_\_\_\_\_



## CERTIFICATE B Under Section 66 of the Town and Country Planning 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:  
(continue on separate sheet if necessary.)

Owner(s) name:

Address at which notice  
was served

Dates on which notice  
was served

SEE SEPARATE SHEET.

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

Signed \_\_\_\_\_

Date \_\_\_\_\_

on behalf of: \_\_\_\_\_

## NOTICE No. 1 Under Section 66 of the Town and Country Planning Act 1990

Proposed development at (a) \_\_\_\_\_

I give notice that (b) \_\_\_\_\_

is applying to Camden Council for planning permission to:

(c) \_\_\_\_\_

Any owner of the land who wishes to make representations about this application should write to Development Control, Environment Department, Camden Town Hall, Argyle Street Entrance, Euston Road, London WC1H 8EQ within 21 days of the date of service of this notice.

Insert:

- (a) address or location of the proposal development
- (b) applicant's name
- (c) description of the proposed development

Signed \_\_\_\_\_

Date \_\_\_\_\_

on behalf of: \_\_\_\_\_

## 11 Duplicate Applications/Re-submissions

Have you submitted a duplicate (ie identical) application?

Yes ☐

No ☒

If yes, and you have already received an acknowledgment, please give our Registered number: PL;

Do you want your application to be considered as a re-submission 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 (please delete as appropriate):

PL: \_\_\_\_\_ Date \_\_\_\_\_

Have you submitted any other application in connection with this application?  
(eg for : Listed Building, Conservation Area, or Control of Advertisement Consent)

Yes ☒

No ☐

If yes, please specify: LISTED BUILDING, CONSERVATION AREA

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

Yes ☐

No ☒

**13 Ethnic Origin**

The Council is committed to the goals of providing services of the highest quality and distributing these fairly, efficiently and effectively.

In order to achieve these goals we need to plan for the future provision of these services. You can help us to do this by answering the following questions:

If you are an individual making an application on your own behalf, how would you describe yourself? (See categories below)

If you are an agent acting on behalf of a client, how would you describe both yourself and your client? (See categories below)

|                              | Applicant                           | Agent                               |                              | Applicant | Agent |
|------------------------------|-------------------------------------|-------------------------------------|------------------------------|-----------|-------|
| White U.K.                   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Greek/Greek Cypriot          |           |       |
| White Irish                  |                                     |                                     | Turkish/Turkish Cypriot      |           |       |
| White Other (please specify) |                                     |                                     | Indian                       |           |       |
|                              |                                     |                                     | Pakistani                    |           |       |
|                              |                                     |                                     | Bangladeshi                  |           |       |
| Black African                |                                     |                                     | Chinese                      |           |       |
| Black Caribbean              |                                     |                                     | Other Asian (please specify) |           |       |
| Black Other (please specify) |                                     |                                     | Other (please specify)       |           |       |

Please note that the answers to the questions above will be treated strictly confidentially and used for statistical purposes only.

**Check list**

Please use this list to check that your application for planning permission has been completed correctly.

- ☒ Have you provided 5 copies of plans for each separate application showing clearly and accurately, to a metric scale, the existing site or building (including uses) and what changes you intend to make?
- ☒ 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 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 the applicant)?
- ☒ Is the correct fee attached? (See separate list of fees available on request).

**Please Note:-**

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

**Please submit complete application to:**

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

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



Published by  
Environment Department,  
London Borough of Camden  
September 1998

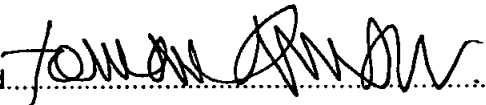
**CERTIFICATE B**  
**Under Section 66 of the Town and Country Planning Act 1990**

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

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

Application ref: 2003/1123/P  
Associated ref(s): 2003/1124/L  
2003/1127/C  
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  
www.camden.gov.uk/planning

**Proposal:** Demolition of existing detached double garage in the rear garden, erection of new two storey side and rear extension to house, including garage and extended rear terrace

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

*SEE COMMENTS ON ACCOMPANYING SHEETS.*



Signed: *DT Kibbey 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.



**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

J B Bard  
Flat 3  
14 Eton Avenue  
London  
NW3 3EH

Application Ref: **2003/1123**  
Associated Ref: **2003/1124/, 2003/1127**  
Please ask for: **Sheri Waddell**  
Telephone: 020 7974 5815

16 September 2003

Dear Sir/Madam

Town and Country Planning Acts 1990 (as amended)

**Re: 13 Eton Avenue, NW3**

I refer to your letter dated 28<sup>th</sup> August 2003 regarding the receipt of four separate consultation letters for the above application(s).

Firstly, I must apologise for the confusion that has resulted from the fact that there are currently 3 applications at the above address - for Conservation Area Consent (for the demolition of the garage), Listed Building Consent (for works affecting a listed building) and Planning Permission (for the proposed development), which has resulted in a duplication of consultation.

It would appear from the checks that I have made that all 3 applications were the subject of a separate consultation and that the consultation in respect of the planning application appears to have been duplicated, which would account for the four separate letters that you have received.

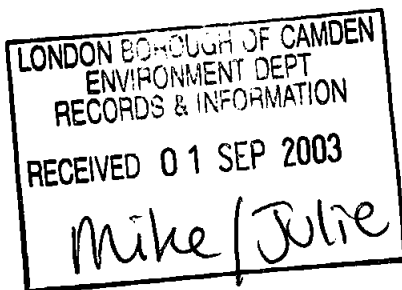
Thank you for bringing this matter to my attention. The Development Control Service is in the process of introducing a new computer system, and is currently seeking to resolve the errors that are occurring. I have been advised that it should be possible to generate only one letter in respect of the 3 linked applications, and this will be put in hand. Whilst this does not justify the error that has been made in this case, it will have the effect of improving the system/processes so that, hopefully, this error will not re-occur in future.

Yours faithfully,



Sheri Waddell  
NW Area DC Team Manager  
on behalf of Director of Environment Department





**J.B. BARD**  
**Flat 3**  
**14 Eton Avenue**  
**London NW3 3EH**  
**Tel: 020 7794 2610**  
**Fax: 020 8455 8810**

Attention: Michael Fox  
London Borough of Camden  
Development Control Planning Services  
Town Hall  
Argyle Street  
WC1H 8ND

- Please advise me as to what has happened here  
- Draft reply for me to see

Your ref: 2003/1123/P  
Associated ref: 2003/1124/L

28<sup>th</sup> August 2003

Dear Sir,

Re: 13 Eton Avenue, NW3 3EL

I am a rate payer and therefore I think that I am entitled to write to you.

I live at the above property, where there are six other flats.

Over the past two weeks, the seven flat owners have all received the enclosed letter on four separate occasions.

I shudder to think that the whole road have also received four or five letters.

Perhaps you could explain to me why you have to send four letters to each occupant, thus wasting public money?

Yours faithfully,

J.B. Bard

enc

2003 - 1123 → Demolition of garage (FOX) received 3/7

2003 - 1124 → Erection of rear extension received 3/7.

2003 - 1127 → Demolition of garage received 3/7.

All three letters sent out individually.

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

Owner/Occupier  
Flat 3  
14 Eton Avenue  
London  
NW3 3EH

Application Ref: **2003/1123/P**  
Associated Ref:  
**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)  
**NOTIFICATION OF RECEIPT OF AN APPLICATION**

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

**The Proposed Work:**

**Demolition of existing detached double garage in the rear garden, erection of new two storey side and rear extension to house, including garage and extended rear terrace**

The Council has received an application for proposed works of the above description. If you want to find out more about this proposal, you can see the application and any plans, or talk to the duty planner at One Stop Reception on the 5<sup>th</sup> floor of Camden Town Hall, Argyle Street, WC1 8EQ. Opening hours are 9.00am to 5.00pm, Monday to Friday with extended opening until 7.00pm on Thursdays.

You can also view the application form and any plans submitted with it on the Council's planning website, **Planning Online**, at [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).

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



August 20, 2003

If you wish to comment on the application, please write to us at the address at the top of the letter or e-mail us at [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk) within 21 days from the date of this letter to ensure that we can take your views into account. Please remember to quote the application number shown above. If you send your comments by e-mail, please remember to include your full postal address as well. If your comments are received after the 21 day deadline then it may be too late for these to be taken into account before the application is determined.

Most applications are decided by officers under powers delegated to the Director of Environment. However, larger scale proposals, or cases where there are many people objecting, may be considered by the Committee itself. We will tell you of the date of the Committee if you clearly ask us to in your letter.

If you do write to us we will acknowledge your letter and when the decision has been made on the application we will tell you what that decision was. We regret however that due to the large number of letters received in respect of many applications we cannot enter into a written correspondence in regard to questions or issues raised.

You should be aware that letters received in response to an application are public documents available for anyone to inspect, including the person making the application, either after the decision is made or if an appeal to the Secretary of State for the Department of the Environment, Transport and the Regions is received.

If you are not the owner of the property you occupy, please tell the owner about this letter.

Yours faithfully

Director of Environment Department



\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

|                |                  |              |
|----------------|------------------|--------------|
| TX/RX NO       | 4685             |              |
| CONNECTION TEL |                  | 902074276600 |
| SUBADDRESS     |                  |              |
| CONNECTION ID  | SPEECHLY BIRCHAM |              |
| ST. TIME       | 15/09 15:34      |              |
| USAGE T        | 01'45            |              |
| PGS.           | 4                |              |
| RESULT         | OK               |              |



# FAX

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

**TEL: 0207 974 5821**  
**FAX: 0207 974 1975**

Website Address: <http://www.camden.gov.uk/planning>  
Email Address: [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)

**To:** SPEECHLY BIRCHAM SOLICITORS

**Company Name:**

**From:** Michael Fox

**Date:** 15/09/03

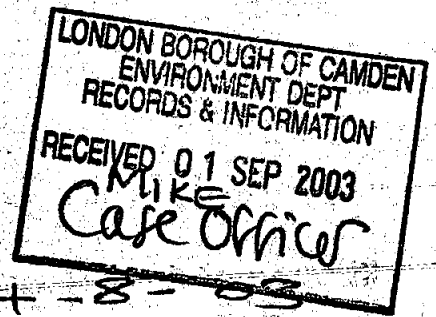
**No. of pages**  
**(incl. this one):** 4

**Message:**

As requested, consultation letters  
for current application at 13 Eton



Flat 1  
14 Eton Avenue  
Belsize Park  
London NW3 3EH  
020 7431 1313



24-8-03

(Ad) / OFJ  
✓  
3/9/03

Dear Sir/Madam.

I am writing to object to the planning applications ref. 2003/1123/p and 2003/1127/c.

The property in question is directly opposite my property, and at present, already an eyesore as adjacent property is open space and green trees etc. and existing garage is still visible above the security gates of the property.

I purchased my property due to the open space opposite, and building above ground level, would certainly reduce the value of my property!

I will fight this application strongly, as well as fellow residents of my property, 14 Eton Avenue.

I should like to receive your  
prompt reply to confirm these  
applications have been refused.  
Any other consideration of the  
applications, I should be very  
keen to know about.

Yours Faithfully

~~D~~ Barnett

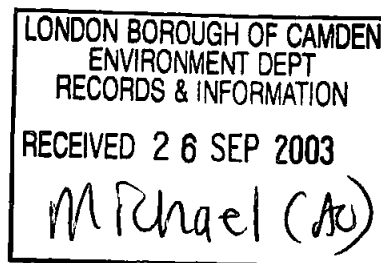
(mobile: 07531 289339)

✓ NP 30/9



SPEECHLY BIRCHAM

**By Courier**  
**FA0: Mr Michael Fox**  
Development Control Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London  
WC1H 8ND



6 St Andrew Street  
London EC4A 3LX  
Tel +44 (0)20 7427 6400  
Fax +44 (0)20 7427 6600  
DX 54 Chancery Lane  
email [information@speechlys.com](mailto:information@speechlys.com)  
[www.speechlys.com](http://www.speechlys.com)

Date  
25 September 2003

Our ref  
BC/301405

Your ref  
FAO: Michael Fox

Dear Sirs

**Application Nos: 2003/1123/P, 2003/1124/L and 2003/1127/C**  
**Flat 1 13 Eton Avenue London NW3 3EL**

Further to our letter of objection of 12 September made on behalf of Mr Green we enclose a Decision Notice dated 17 September 2003 to which Mr Green has drawn our attention.

No doubt this will be taken into consideration in respect of the current application and it seems to us that the issues are exactly the same in this case as those which led to the refusal of extensions to the school.

Yours faithfully

*Speechly Birchen*  
**Speechly Bircham**

amm/688078-3

107-427-6600



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

MR DAVID GREEN  
13, ETON AVENUE  
LONDON, NW3 3EL

Application Ref: PWX0202605  
Associated Ref: CWX0202606  
CWX0202606  
Telephone: 020 7974 5867

17 September 2003

Dear Sir/Madam

Town and Country Planning Acts 1990 (as amended)  
**NOTIFICATION OF DECISION**

Address: SARUM HALL SCHOOL  
15 ETON AVENUE  
LONDON  
NW3 3EL

**Proposal:**

Erection of four storey side extension to existing school building to provide additional classroom and ancillary accommodation, plus erection of glazed gallery link at rear of existing school block.

Drawing Nos: 22126- 50-55,57,58,100A,101B-104B,106B-110B,115A,120A-123A,124  
10,11,12; location plan

Thank you for your letter in which you made comments on the above application.

The Council has now reached its decision which was as follows:  
**Full Planning Permission Refused**

**Condition(s) / Reason(s):**

- 1 The proposed side extension, by reason of its height, bulk, form, footprint, location and detailed design, would be detrimental to:  
a) the appearance of the school building (which is considered to make a positive contribution to the character of the conservation area) and the surrounding



September 17, 2003

buildings;

b) the character of the streetscape as a result of infilling an open gap which is considered important to retain here;

c) the setting of the adjoining listed building at 13 Eton Avenue;

d) the character and appearance of this part of the Belsize conservation area.

This would be contrary to policies EN1,13,14,16,22,31, and 38 and strategic policies SEN1,3 and 4 of the London Borough of Camden Unitary Development Plan 2000 and supporting guidance in the Belsize Conservation Area Statement.

- 2 The proposed side extension would result in loss of daylight, sunlight, outlook and privacy (from its glazed side panels) to adjoining habitable room windows on the side elevation of 13 Eton Avenue, to the detriment of their amenities. This would be contrary to policies EN1 and 19 of the London Borough of Camden Unitary Development Plan 2000.
- 3 The proposed expansion of the school as a result of the extension would be likely to give rise to increased traffic movements by pupils arriving and departing at the school by vehicular transport; the Council is concerned that, in the absence of any proposed Green Travel Plan containing measures to mitigate such impacts, this increased traffic would be detrimental to traffic flows in this road and the junction adjoining the school and to local residential amenity and road safety. This would be contrary to policies TR2 and 10 and strategic policies STR1 and 2 of the London Borough of Camden Unitary Development Plan 2000.

Full details of planning applications and decisions can be viewed on the Council's Planning Online website at [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).

Yours faithfully

Director of Environment Department

Mike

Quantum Link  
Associates

✓ NP 30/9



Chartered Building Surveyors  
Architectural  
Designers

Holt Farm Cottage, Holt Lane,  
Hook, Hampshire, RG27 9ER  
Tel. 01256 766099  
Mobile. 07802 791683  
Fax. 01256 766097  
quantumlink@btinternet.com

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

Ref: 2320-09.03

19 September 03

Dear Sirs

**Flat 1, 13 Eton Avenue, London NW3 3EL**  
**Application Nos 2003/1123/P, 2003/1124/L and 2003/1127/C**

We act on behalf of Mr David Green, owner of Flat 2, 13 Eton Avenue, who objects to the above applications to extend Flat 1.

I have been involved in conservation work in Central London for more than 25 years and have worked with owners of Flats within No 13 Eton Avenue for (approximately) 10 years.

I have examined the plans submitted by Thomas Adam Gliszczynski and comment as follows.

No 13 Eton Avenue is a Grade 2 Listed Building, within a Conservation Area and is regarded as a particularly fine example of late Arts and Crafts architecture. Built in 1904 by the architect Arnos Faulkner, the front and exposed western flank of the original building remain unaltered. Earlier development of the building in the mid 1990s (prior to its Listing) was careful to restrict alterations to the rear elevation and not visually impact on the principle front and flank elevations.

No 13 Eton Avenue is one of the collection of fine free-standing mansions, with a particular significance, not only through its architectural merits, but also its impact on the Street Scene, standing at the junction with Lancaster Grove and with the large gap between it and the adjacent School Building, a location exploited by Faulkner in his design.

The proposed extension is intended to largely fill the gap between the building and significantly changes the character of the Listed Building. The proposed architectural style has little to commend it. The inclusion of a garage within the proposed extension appears to answer the owner's of Flat 1 desire to have a larger private garden, whilst the existing free-standing garage, set at a lower level and tucked in the back corner of the site does not impinge on the Listed building.

Quantum Link Associates  
Is a Division of Linkfour Ltd  
Registered Office: Holt Farm Cottage,  
Holt Lane, Hook, Hants, RG27 9ER  
Registered in England No. 1888191  
VAT Registration No. 391 6265 35

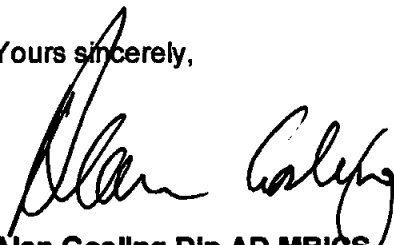
13 Eton Avenue NW3

We note that little or no effort has been made to match the architectural detail or compliment the style of the original building. The proposed extension completely destroys the visual impact of the fine original semicircular bay window to the flank elevation.

The proposed extension also projects beyond the current building line of the rear elevation and creates an unsightly addition quite visible from Mr David Green's Living Room. This projection also has a proposed terrace at 1<sup>st</sup> floor level which will directly affect the privacy of our client. The proposed spiral stair into the garden will similarly impact on his right to privacy.

It is our opinion that the proposed extension would be detrimental to the Listed Building and the Conservation Area, and hope that this objection is successful.

Yours sincerely,



Alan Gosling Dip AD MRICS





## SPEECHLY BIRCHAM

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

6 St Andrew Street  
London EC4A 3LX  
Tel +44 (0)20 7427 6400  
Fax +44 (0)20 7427 6600  
DX 54 Chancery Lane  
email [information@speechlys.com](mailto:information@speechlys.com)  
[www.speechlys.com](http://www.speechlys.com)

Date  
12 September 2003

Our ref  
BC/301405

Your ref  
FAO: Michael Fox

Dear Sirs

✓ J.F.  
Michael (AO) O.B.J.

**Application Nos: 2003/1123/P, 2003/1124/L and 2003/1127/C**  
**Flat 1 13 Eton Avenue London NW3 3EL**

We act on behalf of Mr David Green, the owner of Flat 2, 13 Eton Avenue, who objects to the above applications to extend Flat 1. Mr Green's flat is adjacent to Flat 1. Mr Green objects to the proposals on listed building and conservation grounds, and on the basis that they are un-neighbourly.

We enclose a letter prepared by Mr Peter Inskip, a highly regarded conservation architect, who has advised English Heritage on a number of major restoration projects and other listed building issues, including the restoration of the Albert Memorial and Osborne House.

As can be seen from Mr Inskip's letter, the proposals, if permitted, would seriously damage the character of the listed building and be detrimental to the conservation area.

In addition, our client as the immediate neighbour to the proposed extensions, would make the following points:

1. The rear extension will be level with the highest terrace on that façade of the building and will extend further out from the back of the property. The proposal appears to extend the existing terrace over the new roof. This will result in overlooking parts of Mr Green's patio and garden which are not currently overlooked from the neighbouring flats. It will also give views into his living room and bedroom, thus seriously impinging upon his privacy and amenity.
2. The proposals would considerably add to the bulk of 13 Eton Terrace and, quite apart from architectural considerations, they would constitute an ugly intrusion into what is currently an area from which our client property enjoys an open aspect from his patio and garden. The proposals would block his views and thereby reduce his amenity, particularly in relation to sunlight and daylight, which would be lost to his garden. The sun sets behind the proposed new extension causing loss of sunlight to his garden at an earlier time of day.
3. The proposed extension increases the bulk of the building, creating a significant overdevelopment of the site in terms of bulk and massing, which again would detract from the amenity of the occupants of the building, particularly Mr Green, the nearest occupant at ground floor level.

Development Control  
12 September 2003

4. The front elevation of the building would be unbalanced to a considerable degree, spoiling the pleasant aspect which it currently gives to persons approaching from the front.
5. The views from the small green area at the junction of Eton Avenue with Lancaster Grove, referred to in Mr Inskip's letter, will be spoiled by the proposed extension, affecting particularly members of the public, including many elderly citizens, who utilise the seat on the small green area, or are otherwise passing the building.
6. The Council have of course refused to allow a number of smaller extensions to the building in recent years. The current proposals are not only considerably larger, but the impact on the building itself is significantly greater than the other proposals refused by the Council, including most recently, proposals to add a conservatory to Flat 3.

In all the circumstances, our client objects most strongly to the planning, listed building and conservation area applications which have been submitted and urges the Council to refuse the same. He requests that Mr Inskip's appraisal of the proposal be fully considered, and he invites the Council officer responsible to inspect the property and view it from his flat and garden, in order to gauge the intrusion into his amenity which would be created by the extension.

Yours faithfully

*Speechly Birchan*

Speechly Birchan

Encl

amm/688076-2

David Green  
Flat 2, 13 Eton Avenue  
London NW3 3EL

11 September 2003

COPY

Dear David,

FLAT 1 13 ETON AVENUE

Further to our telephone conversation, I confirm that I know the house well and that I have examined the plans prepared by Thomas Adam Gilszczyski Architects numbered 088 / S1-S6 and PS2-4 which Brian Convery forwarded to me on your behalf.

I comment as follows:

1. Listed Building

We all appreciate that the house is a listed historic building Grade II, but one has to acknowledge that it is one of the more significant buildings on the Eton Estate. It is recognised as such by its specific identification in Cherry and Pevsner's Buildings of England, London 4: North. Eton Avenue was developed by Willett from about 1886 and No.13 is singled out in Pevsner as the particular example to illustrate the later Arts and Crafts phase. It was constructed in 1904 and designed by Amos Faulkner. Faulkner's houses on both the West Hampstead and the Eton Estates rank amongst the best Free Style buildings in North London and make a significant contribution to several Conservation Areas in Camden.

The elevation to the street of No.13 Eton Avenue remains intact. Not only is it an interesting piece of design in itself, but it contributes significantly to Eton Avenue through its position at the junction with Lancaster Grove which is characterised as a small green. As the garden elevation was substantially extended when the property was converted in recent years, the survival of the elevation to the street is all the more important and it should be considered with the greatest respect. It is beautifully made with all the characteristics of the best Arts and Crafts houses set off so typically by bright red brick contrasting with white joinery and render.

The garden elevation of the house has been substantially built over when the building was converted to flats.

2. Proposed Extension to Flat 1

The drawings show the construction of a new two-storey extension on the west side of the house.

The upper floor of the extension is on the level of the main ground floor of the original house and is subdivided to contain an additional stair down to the lower ground floor, a laundry and a kitchen / breakfast room. The latter opens with two sets of french doors onto a new terrace.

On the lower ground floor, Bedroom 2 is extended out beneath the enlarged playroom and its terrace. The space below the kitchen block is divided between a new bedroom opening onto the garden whilst an additional bathroom and a garage face towards the street.

In addition to this extension, the existing playroom is extended by infilling between the new kitchen block and the existing bedroom on the upper ground floor. The terrace outside that bedroom is extended across in front of the playroom. The present stair connecting the playroom to the garden is replaced with a spiral stair serving the whole terrace.

DIRECTORS

PETER INSKIP MA FSA RIBA  
PETER DAVID JENKINS MA RIBA

ASSOCIATES

MEHMET BERKER MA PhD ICCROM  
STEPHEN GEE BArch RIBA ICCROM  
DUNCAN WILSON BA BArch RIBA

PETER INSKIP + PETER JENKINS ARCHITECTS LTD

REGISTERED IN ENGLAND NUMBER 2415604 REGISTERED  
OFFICE 20 BLACKFRIARS LANE LONDON EC4Y 6HD

3. Quality of Design

The proposals have the advantage of removing the existing garage from the garden and this is likely to improve the view out from the flats overlooking the garden. However, the impact on the listed building is considerable and impinges seriously on the special interest of the property.

Whilst the back garden might be improved by the removal of the garage, the character of the front garden is altered significantly by the introduction of the new extension. No longer will the house be seen as a detached, freestanding villa, one of the most important characteristics of the listed house, since it will extend virtually to the west boundary of the property. The extension will also impinge on the quality of the very handsome bay window on the west elevation which was clearly intended by Faulkner to lead the eye from the front around past the side garden to the rear of the house in order to reinforce its freestanding quality.

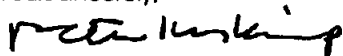
The design of the extension is particularly mediocre and is matched to the modern extensions that have obscured the garden elevation and not that of the original house. The pitched roof over the new extension contained within a brick gable is of a completely different order to Faulkner's work which is characterised by hips and gables finished with generous barge boards over tile hung or rendered elevations. Whilst the windows are labelled as 'traditional wooden' there is everything to suggest that they would have none of the quality found on the original elevation. The proposal in the most recent drawings dated 7 May for panelled garage doors incorporates a design that has nothing to do with historic design and is of a type that became widely available in the last twenty five years. To label details as 'matching the existing' may be true, but it is misleading through its implication.

The drawings state that the brickwork will match the original. Our experience with historic buildings is that brickwork can be matched but it is an extremely difficult exercise and it is essential that the mortar as well as the bricks match if it is to be done successfully. From the evidence of the drawings, which even shows brick arches made of soldier courses - a historically inaccurate detail, I doubt that any of the remarkable quality of Faulkner's brickwork will be achieved. No. 13 has been extended across the rear in recent years and, regrettably, the brickwork bears all the undesirable characteristics to which I refer. However, in contrast to the present proposal, those extensions are hidden from the street, leaving the house still appearing to passers by as an untouched building of great quality.

As stated above, 13 Eton Avenue is of particular importance in the Conservation Area because of its relationship to the green formed by the intersection of the roads. The location of the house slightly east of this means that the diagonal view of the building is important and Faulkner made sure that both the front and side elevations played their part. Any extension can only detract from this.

I believe there are strong grounds for objection. No. 13 Eton Avenue is important both as a listed building and because of its contribution to the Conservation Area. The development of the property has certainly reached its maximum and any further extension has to be considered as accretive development that will erode the surviving character of the listed building and the special interest of the site.

Yours sincerely,



Peter Inskip FSA, RIBA  
Peter Inskip + Peter Jenkins Architects

cc. Brian Convery

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: 2003/1123/P**

**Associated application(s): 2003/1124/L**

**2003/1127/C**

**Address:**

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

**Proposal:**

**Demolition of existing detached double garage in the rear garden, erection of new two storey side and rear extension to house, including garage and extended rear terrace**

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



INVESTOR IN PEOPLE

Director  
Peter Bishop

**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

*File Copy*

TAG Architects  
14 Belsize Crescent  
London  
NW3

Application Ref: **2003/1123/P**  
Associated Ref:  
**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 Full Planning Permission dated 30 June 2003 on 03 July 2003, together with the required fee of £110.00 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, erection of new two storey side and rear extension to house, including garage and extended rear terrace

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.

Most applications are decided by officers under powers delegated to the Director of Environment. Some applications, such as major schemes being recommended for approval, or 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

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: **2003/1123/INVALID**  
Associated Ref: **2003/1124/NEW**  
Please ask for: **Charles Thuaire**  
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, erection of new two storey side and rear extension to house, including garage and extended rear terrace

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 existing and proposed long sections through garage/bedroom 4, including ramped front driveway. What is purpose of existing section B without proposed one to compare with? ✓
- need proposed return side elevation next to rear terrace ✓
- need existing and proposed plans of extension itself at larger scale of 1:50, bearing in mind that this affects a listed building ✓
- clarify materials used- is masonry as annotated to be brick or stone? ✓

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

Director of Environment Department







Camden

ENVIRONMENT

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

Development Control Team

**PLANNING  
APPLICATION FORM**

Town &amp; Country Planning Act 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 five sets of drawings specified in Note 5 are required. *BEL WARD CRANE 11 BELSIZE CAAE*

I am applying for planning permission and declare that to the best of my knowledge all the information in this application form and on submitted plans is correct.

Signed

*TOMLAW ARNOLD*

Applicant/Agent (please delete)

Date

*30th JUNE 2003*

FEE (Please delete/insert as appropriate)

- I enclose the application fee of £ *110 - 00*

by cheque/P.O No:

*000709/000441/31040802*

- No fee is payable for the following reason:

## FOR FINANCE SECTION USE:

Receipt No.

Date

Payee

Area:

Cheque/PO £

## FOR OFFICE USE:

Case file

Reg. No.

Date Record

1

**Applicant**

Name

*MR. S. ANDERSON, MRS. A. GILSON*

Address

*FLAT 1,  
13 ETON AVENUE  
LONDON*

Post Code

*NW3 3EL*

Tel. No.

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

Name

*TAG ARCHITECTS*

Address

*14 BELSIZE CRESCENT  
LONDON*

Post Code

*NW3 5QU*

Tel. No.

*0207 431 7974*

Contact Name/Ref:

*MR. T. GLISZCZYNSKI*

2

**Address of Application Site.***FLAT 1, 13 ETON AVENUE  
LONDON*

Post Code

*NW3 3EL*

Does this site include any listed buildings/structures?

Yes

☒

No

☐

3a

**Description of Development for which application is made.**

- FORM A NEW TWO STOREY EXTENSION AT LVR. GRD. & GRD. FLOOR LEVEL AT THE SIDE,
- FORM A NEW EXTENSION TO REAR BEDROOMS AT LVR. GRD. & GRD. FLOOR LEVEL AT THE REAR,
- DEMOLISH THE EXIST. DETACHED DOUBLE GARAGE & DRIVE IN THE REAR GARDEN.

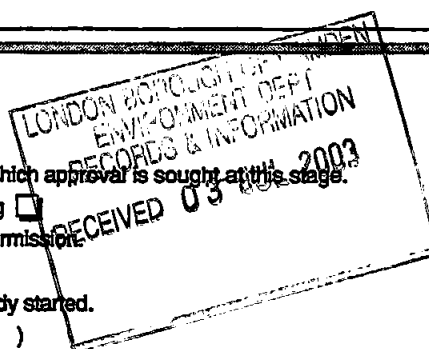
3b

**Present use(s) of land or property.***RESIDENTIAL*

4

**Type of Application (tick as appropriate).**

- A ☒ A full application for new building works and/or change of use.
  - B ☐ An outline application - Please tick those matters (if any is appropriate) for which approval is sought at this stage.  
Siting ☐ Access ☐ Design ☐ External Appearance ☐ Landscaping ☐
  - C ☐ An application for removal/alteration of a condition of a previous planning permission.
  - D ☐ An application for renewal of permission.
  - E ☐ An application for buildings or works already carried out or use of land already started.
- If you have ticked C or D please give date of previous permission ( / / ) and the reference (PL/ )



5

## Plans and Drawings Submitted with this Application.

Please list all drawings, plans and documents forming part of this application. (These should have distinctive reference numbers):

008/P52A, P53A, P54B, P55B, S1, S2, S3, S4A, S5A, S6, PH1

Please specify type and colour of external materials here (or in a covering letter) and on your plans.

FAIRFACED MASONRY TO MATCH, EXTERNAL JOINERY TO MATCH, ROOF COVERING TO MATCH.

6

## Additional Information.

If any of the answers below is yes, the details should be clearly identified on the application drawings.

- Does the proposal involve the felling or lopping of trees?

If yes specify works proposed

Yes ☐ No ☒

- Does the proposal involve a new or altered access from a public highway?

Vehicular - Yes ☐ No ☒

Pedestrian - Yes ☐ No ☒

Does the proposal affect a public right of way?

Yes ☐ No ☒

- Have arrangements been made for refuse storage?

AS EXISTING

Yes ☒ No ☒

- Does the proposal take account of the needs of people with disabilities?

AS EXISTING

Yes ☐ No ☒

Not applicable ☐

- Does the proposal provide for a means of escape in case of fire?

AS EXISTING

Yes ☐ No ☐

- Does the proposal include parking spaces?

If yes, please state the number of parking spaces.

Yes ☐ No ☒

Existing ☐ Proposed ☐

7

## All Types of Development: Floorspace.

- What is the amount of floorspace in the following categories to which the application relates? (If vacant please state last known uses and give amounts.)

|  | Existing gross<br>(state if vacant) | Proposed gross              |
|--|-------------------------------------|-----------------------------|
| Retail (A1)  | m <sup>2</sup>                      | m <sup>2</sup>              |
| Financial/Professional Services (A2)                                     | m <sup>2</sup>                      | m <sup>2</sup>              |
| Restaurant/Cafe/Public House etc (A3)                                    | m <sup>2</sup>                      | m <sup>2</sup>              |
| Offices  | m <sup>2</sup>                      | m <sup>2</sup>              |
| Industrial   | m <sup>2</sup>                      | m <sup>2</sup>              |
| Warehousing  | m <sup>2</sup>                      | m <sup>2</sup>              |
| Residential (FLAT 1 ONLY)  | 221.10 m <sup>2</sup>               | 316.50 m <sup>2</sup>       |
| Hotel/Hostel (see below)   | m <sup>2</sup>                      | m <sup>2</sup>              |
| Other (state use and whether now vacant and complete floorspace columns) | m <sup>2</sup>                      | m <sup>2</sup>              |
|  | m <sup>2</sup>                      | m <sup>2</sup>              |
|  | m <sup>2</sup>                      | m <sup>2</sup>              |
| <b>Total</b>   | <b>221.10 m<sup>2</sup></b>         | <b>316.50 m<sup>2</sup></b> |
| Hotel/Hostel: Number of (a) bedroom (b) bedspaces                        | a) b)                               | a) b)                       |

What is total net area of the site? 1,200 m<sup>2</sup>/hectares (OVERALL PLOT AREA OF NO.13 ETON AVE)

8

**Development Involving Residential Use (including conversion)**

- Please give the number of existing residential units on the site:-

Single family dwelling houses ☐ Self contained flats and maisonettes ☒ (SEVEN) Other ☐  
 Number Vacant ☐ Number Vacant ☐ Number Vacant ☐

Please describe the nature of any units listed as 'other' above (e.g. Non-self contained accommodation):-

- Please give the number and size (by number of bedrooms) of proposed residential units on the site. Do not include any non-self contained units.

|             | Single family dwelling houses | Self contained flats and maisonettes |
|-------------|-------------------------------|--------------------------------------|
| 1 bedroom   |                               | AS EXISTING                          |
| 2 bedrooms  |                               | AS EXISTING                          |
| 3+ bedrooms |                               | AS EXISTING                          |
| TOTAL       |                               | 13 EXISTING (SEVEN)                  |

- Are you proposing any non-self contained units? Yes ☐ No ☒

If yes, how many?

9

**Information relating to Non-Residential Developments**

- Does the proposal include the installation of plant, ventilation ducting or air conditioning equipment? Yes ☐ No ☐  
 - If yes, please give full details of the type of equipment proposed either on the drawings or in the form of a covering letter.

Does the proposal provide for loading and unloading within the site? (if yes, identify on plan)

Yes ☐ No ☐

- Please give the number of vehicles that enter the site on a normal working day.

|          | HGV | Other Vehicles |
|----------|-----|----------------|
| Existing |     |                |
| Proposed |     |                |

Does the proposal involve the use of hazardous materials?

- If yes, please state what materials and approximate quantities in a covering letter.

Yes ☐ No ☐

10

**Section 66 Certificate**

**N.B. You must complete the appropriate Section 66 certificate as part of your application - Please see note 10 for**

- If you are the sole owner of the land to which the application relates complete **Certificate A** below (Owner means a person Having a freehold or leasehold interest with at least 7 years unexpired).

This Certificate is not appropriate unless you are the sole owner. (See Note 10)

- If you are not the sole owner of the land or if any part of the development goes outside land in your ownership. (even if only foundations) you must complete **Certificate B** below and serve notice on each of the owners. using the wording in Notice 1 below. (see Note 10)

- If you do not know the names of all or any of the owners you will need to complete **Certificate C** or **D** which will be sent to you on request. (See Note 10)

- Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular is liable on conviction to a fine not exceeding £400

**CERTIFICATE A Under Section 66 of the Town and Country Planning Act 1990 (Owner's Certificate)**

I certify that:

1. at the beginning of the period of 21 days ending with the date of this application nobody, except the applicant, was the owner of any part of the land to which this application relates.
2. none of the land to which this application relates is, or is part of an agricultural holding.

Signed \_\_\_\_\_ Date \_\_\_\_\_

on behalf of: \_\_\_\_\_

## CERTIFICATE B Under Section 66 of the Town and Country Planning 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:  
(continue on separate sheet if necessary.)

Owner(s) name:

Address at which notice  
was served

Dates on which notice  
was served

SEE SEPARATE SHEET.

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

Signed \_\_\_\_\_ Date \_\_\_\_\_

on behalf of: \_\_\_\_\_

## NOTICE No. 1 Under Section 66 of the Town and Country Planning Act 1990

Proposed development at (a) \_\_\_\_\_

I give notice that (b) \_\_\_\_\_

is applying to Camden Council for planning permission to:

(c) \_\_\_\_\_

Any owner of the land who wishes to make representations about this application should write to Development Control, Environment Department, Camden Town Hall, Argyle Street Entrance, Euston Road, London WC1H 8EQ within 21 days of the date of service of this notice.

Insert:

- (a) address or location of the proposal development  
(b) applicant's name  
(c) description of the proposed development

Signed \_\_\_\_\_ Date \_\_\_\_\_

on behalf of: \_\_\_\_\_

## 11 Duplicate Applications/Re-submissions

Have you submitted a duplicate (ie identical) application?

Yes ☐

No ☒

If yes, and you have already received an acknowledgment, please give our Registered number: PL;

Do you want your application to be considered as a re-submission 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 (please delete as appropriate):

PL: \_\_\_\_\_ Date \_\_\_\_\_

Have you submitted any other application in connection with this application?  
(eg for : Listed Building, Conservation Area, or Control of Advertisement Consent)

Yes ☒

No ☐

If yes, please specify: LISTED BUILDING, CONSERVATION AREA

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

Yes ☐

No ☒

13

**Ethnic Origin**

The Council is committed to the goals of providing services of the highest quality and distributing these fairly, efficiently and effectively.

In order to achieve these goals we need to plan for the future provision of these services.

You can help us to do this by answering the following questions:

If you are an individual making an application on your own behalf, how would you describe yourself?

(See categories below)

If you are an agent acting on behalf of a client, how would you describe both yourself and your client?

(See categories below)

|                              | Applicant                           | Agent                               |                              | Applicant | Agent |
|------------------------------|-------------------------------------|-------------------------------------|------------------------------|-----------|-------|
| White U.K.                   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Greek/Greek Cypriot          |           |       |
| White Irish                  |                                     |                                     | Turkish/Turkish Cypriot      |           |       |
| White Other (please specify) |                                     |                                     | Indian                       |           |       |
|                              |                                     |                                     | Pakistani                    |           |       |
| Black African                |                                     |                                     | Bangladeshi                  |           |       |
| Black Caribbean              |                                     |                                     | Chinese                      |           |       |
| Black Other (please specify) |                                     |                                     | Other Asian (please specify) |           |       |
|                              |                                     |                                     | Other (please specify)       |           |       |

Please note that the answers to the questions above will be treated strictly confidentially and used for statistical purposes only.

**Check list**

Please use this list to check that your application for planning permission has been completed correctly.

- ☒ Have you provided 5 copies of plans for each separate application showing clearly and accurately, to a metric scale, the existing site or building (including uses) and what changes you intend to make?
- ☒ 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 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 the applicant)?
- ☒ Is the correct fee attached? (See separate list of fees available on request).

**Please Note:-**

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

**Please submit complete application to:**

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

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



ENVIRONMENT

Published by  
Environment Department,  
London Borough of Camden  
September 1998

**CERTIFICATE B**  
**Under Section 66 of the Town and Country Planning Act 1990**

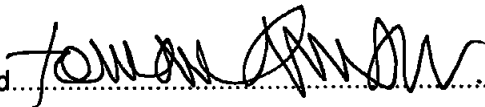
I Certify that:

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



**Development Control  
Planning Services**

London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Tel 020 7278 4444  
Fax 020 7974 1975  
env.devcon@camden.gov.uk  
www.camden.gov.uk/planning

Our ref:  
Enquiries to: Joanna Ecclestone  
Telephone: 020 7974 2648  
Fax: 020 7974 1975  
Email: joanna.ecclestone@camden.gov.uk  
10 June 2003

Thomas Gliszczynski  
TAG Architects  
14 Belsize Crescent  
London  
NW3 5QU

Dear Mr Gliszczynski

13 Eton Avenue

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

Further to your letter of 8 May and accompanying plans for pre-application comment, and our site visit on 3 June I have the following comments.

I mentioned on site that I considered the bulk and height of the proposed two storey side extension was not overly dominant and the set back would reduce the impact of the new element on the front elevation of the listed building.

I have since had the chance to consider the planning history of this building, and I have come to the conclusion that an extension would not be acceptable on this elevation for the following reasons.

The rear elevation has been substantially altered by means of works, some of which were granted planning permission in 1995, and some of which appear to be unauthorised, prior to the building being added to the statutory list of buildings of special architectural and historic interest in 1999. The work is excessive, and has been implemented in materials that are a poor match for the originals, and has the effect of destroying all of the Arts and Crafts character of the rear elevation. Recent applications for rear conservatory type extensions have been refused in order to stop the further over-development of the building and prevent further harm to its character.

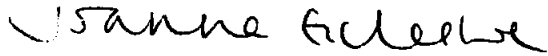
The north and west elevations are clearly visible from various viewpoints in the public realm. They also remain unaltered and display features that are characteristic of the Arts and Crafts tradition of the house. I consider that these are important elevations that should remain intact in order to prevent further erosion of the character of the building. Therefore, I consider that an extension on the east elevation would be unlikely to gain consent.




The advice set out in this letter is the opinion of an officer and is without prejudice to further consideration of this matter by the Development Control section or to the Council's formal decision.

If you have any queries please do not hesitate to contact me.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'Joanna Ecclestone'.

 Joanna Ecclestone  
Conservation and Design  
For Director of Environment

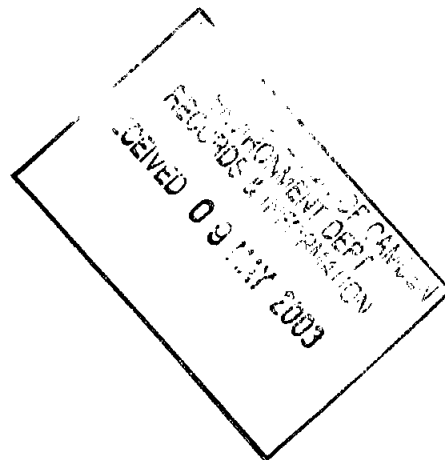


THOMAS ADAM GLISZCZYNSKI

A R C H I T E C T S

SGD

Conservation and Urban Design Team  
L.B. of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND



8 May, 2003

Dear Sir/Madam,

RE: FLAT 1, 13 ETON AVENUE, LONDON NW3

I should be grateful if a meeting could be arranged with one of the Conservation Officers dealing with Listed Buildings in the NW Area to discuss the details of the proposed two storey side extension to the above Grade II Listed residential property. A short meeting could be arranged in the Camden Planning Dept. Reception. Alternatively, if you prefer, we could meet on site.

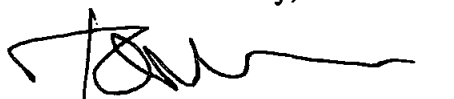
The existing building and the proposed extension are well detailed on our drawings and we have good site photographs for our discussion. The proposed alterations consist mainly of the following:

- forming a new two storey side extension;
- removing the existing detached double garage building located in the rear garden;
- converting the existing side/rear paved drive into a garden.

There is an existing Planning Consent no. PE9800798R2 of March '99, not implemented as yet, relating to proposed rear extensions to the above property at lower ground and ground level, which the above proposal would encompass.

I look forward to hearing from you.

Yours faithfully,

  
Thomas Gliszczynski, RIBA

sv Tues. 3rd June

encl./

Listed 30/12/99.

[illegible]



# THOMAS ADAM GLISZCZYNSKI

A R C H I T E C T S

Development Control Planning Services  
L.B. of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

30, June 2003

Dear Sir/Madam,

**RE: FLAT 1, 13 ETON AVENUE, LONDON NW3  
SIDE AND REAR EXTENSIONS PROJECT**

Please find enclosed Planning/ Conservation Area/ Listed Building Consent Applications with attached drawings showing the above property as proposed and as existing. Also enclosed is a cheque for £110.00 to cover the planning fees.

As you will see from the planning history, Planning and Listed Building Consents (no. PE9800798R2 and LE9900216) have been granted in 1999 for various rear extensions to the property at the Ground and Lower Ground Floor level, and for alterations to the existing garage at the back of the rear garden. These consents are currently in line to be implemented by the owners of the property. However, the owners would be willing to forgo major elements of these consents should the new proposals be accepted.

The new proposal includes only one element of the above mentioned original proposals consented to in 1999, ie. the rear bedroom extension. In addition, it proposes a new side extension to accommodate a new garage and a kitchen in lieu of the existing double garage in the rear garden. The existing garage and the paved drive to be demolished and replaced with landscaped garden, adding considerably to the outlook of the surrounding buildings, restoring this area to 'green belt' and bringing it in line with all other garden boundaries within Eton Avenue.

You will note that re-siting of the garage closer to the main building should not affect any properties in the vicinity, and the new extension, set at a lower level, would be screened from the adjoining school yard by the existing thick hedge. The height of the extension would not block the views from the street along the side of the building towards the rear garden and trees.

It can be observed that most buildings of similar style along Eton Avenue display numerous side and rear additions, either of the original period or later, hence this small extension proposed at no. 13 would not be out of place here.

RECEIVED 30 JUN 2003 11:00

The Listing Schedule of 11th January 1999 highlights the front facade and the right hand return corner of the building as the distinctive architectural features, visible from the public realm. The new extension would be well set back from the front facade, screened from the street by the existing high fence and gates, to be of any meaningful consequence to these important features. The adopted architectural form and details of the new extension would blend with the form and character of the 'Arts and Crafts' features of the building.

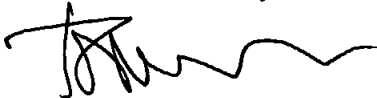
You will note that the main building has been substantially altered inside over the years and no original features remain. Similarly, the rear facade of the building is mostly new, reflecting it's new layout, with no original features to be seen, although formed of some matching materials and of sufficiently varied forms not to conflict with the building as a whole. The proposed side extension would not affect adversely the appearance of this facade.

It appears that some of the recent, more extensive developments of the neighbouring buildings are of success, notably the nearby 'Sarum Hall' girls school, where the original Arts and Crafts school building has been pulled down and replaced with a sympathetic, contemporary one.

Please contact the undersigned should you require any additional information, or wish to make any comments on the enclosed proposal prior to determining the applications.

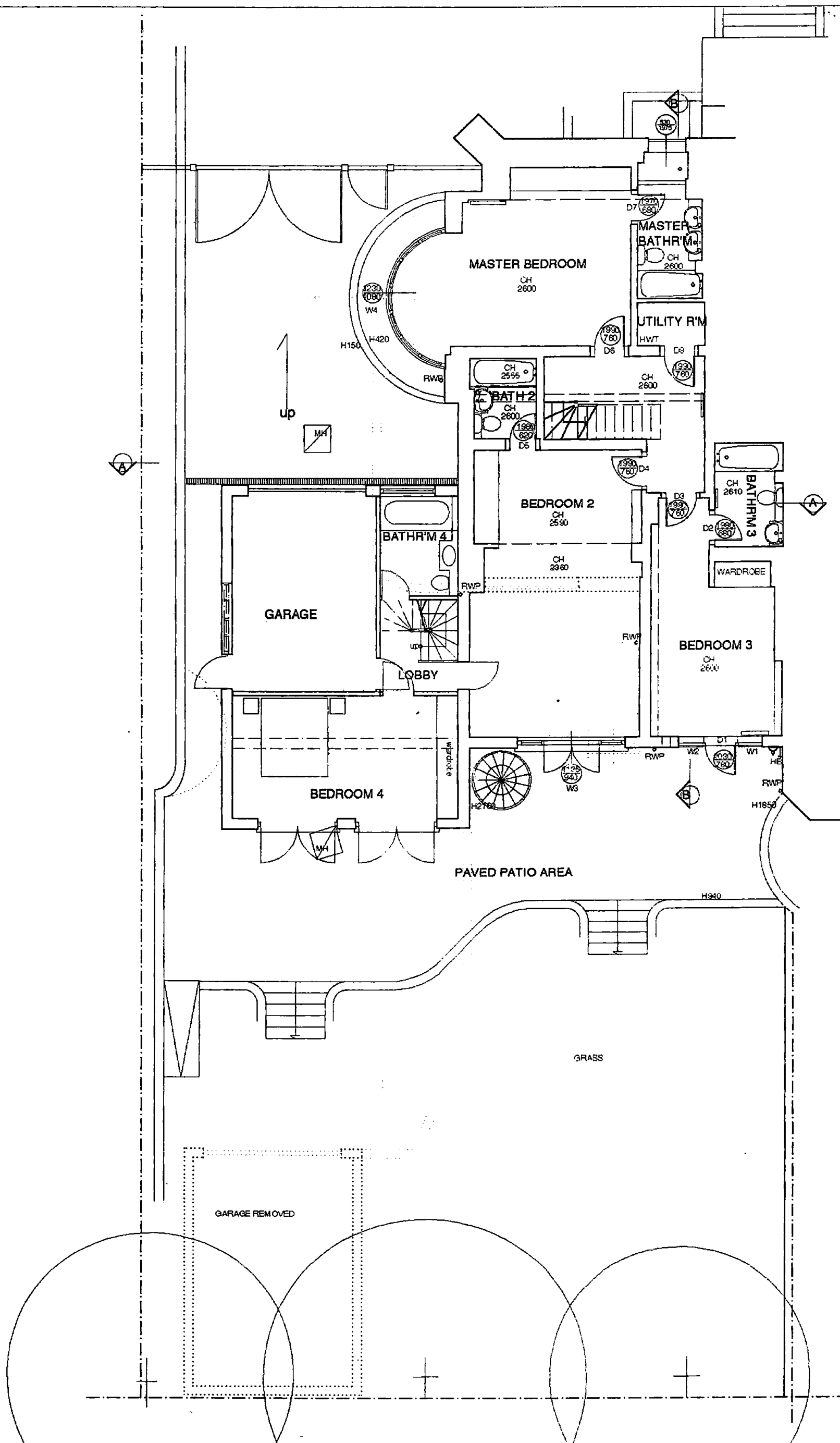
I look forward to hearing from you.

Yours faithfully,



Thomas Gliszczynski, RIBA

encl./



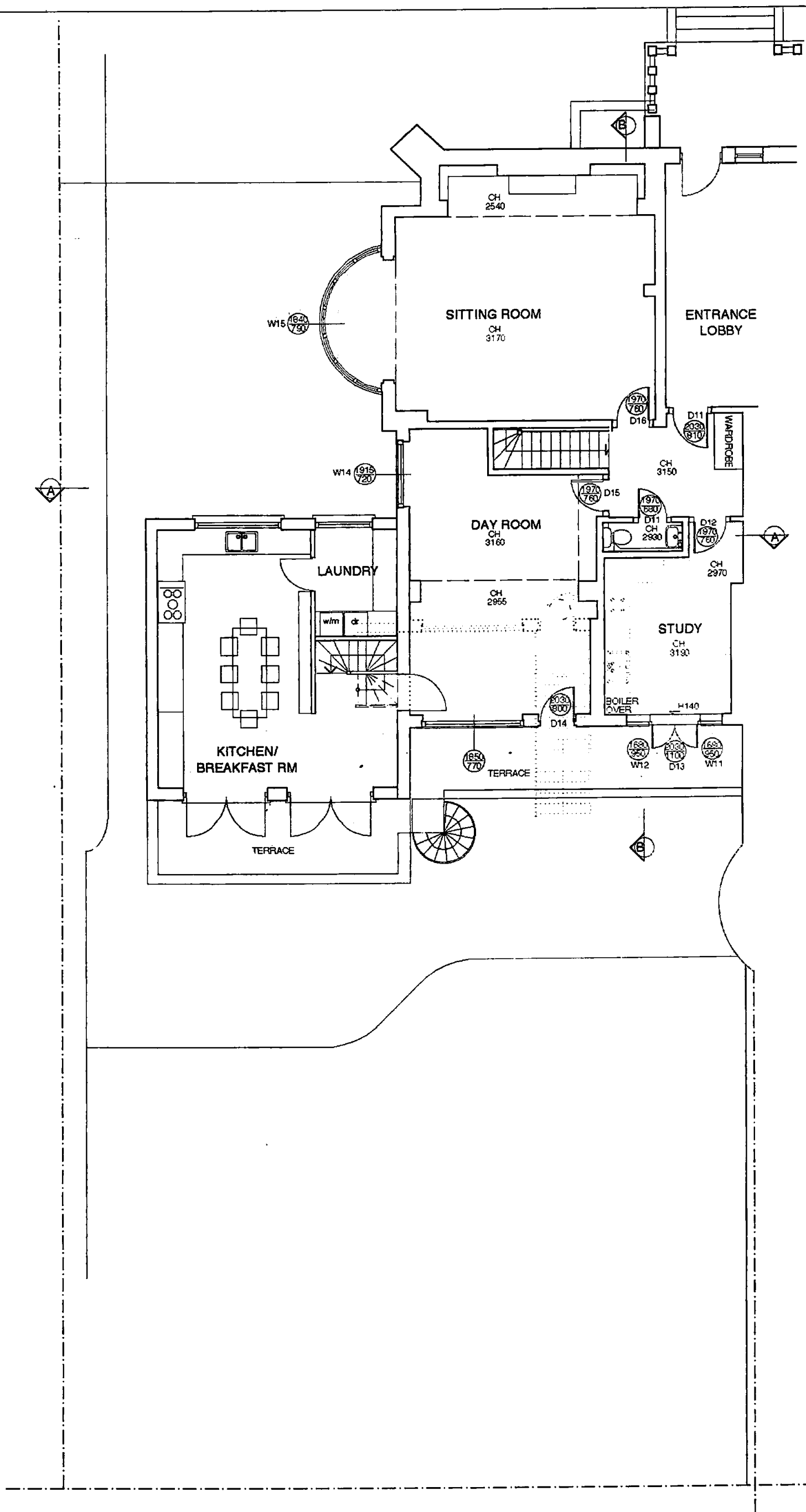
Rev. A (02.05.03) New staircase revised.

ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

DRAWING  
**LWR. GROUND FLOOR PLAN - PROP.**  
PROJECT  
**13 ETON AVENUE, NW3**  
CLIENT  
**MR. & MRS. S. SANDERSON**

**THOMAS ADAM GLISZCZYNSKI**  
ARCHITECTS  
  
TAG ARCHITECTS  
HAMPSTEAD  
14 BELSIZE CRESCENT  
TEL 020 7431 7974  
LONDON NW3 6QU

|       |         |
|-------|---------|
| DATE  | SCALE   |
| 04/03 | 1:100   |
| JOB   | DRAWING |
| 088   | PS2 A   |



Rev. A (02.05.03) New staircase revised.

ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

DRAWING  
**UPPER GRD. FLOOR PLAN - PROP.**

PROJECT  
**13 ETON AVENUE, NW3**

CLIENT  
**MR. & MRS. S. SANDERSON**

**THOMAS ADAM GLISZCZYNSKI**  
ARCHITECTS

14 BELSIZE CRESCENT  
HAMPSTEAD  
TEL 020 7431 7974

LONDON NW3 5QU

DATE  
**04/03**

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**1:100**

JOB  
**088**

DRAWING  
**PS3 A**

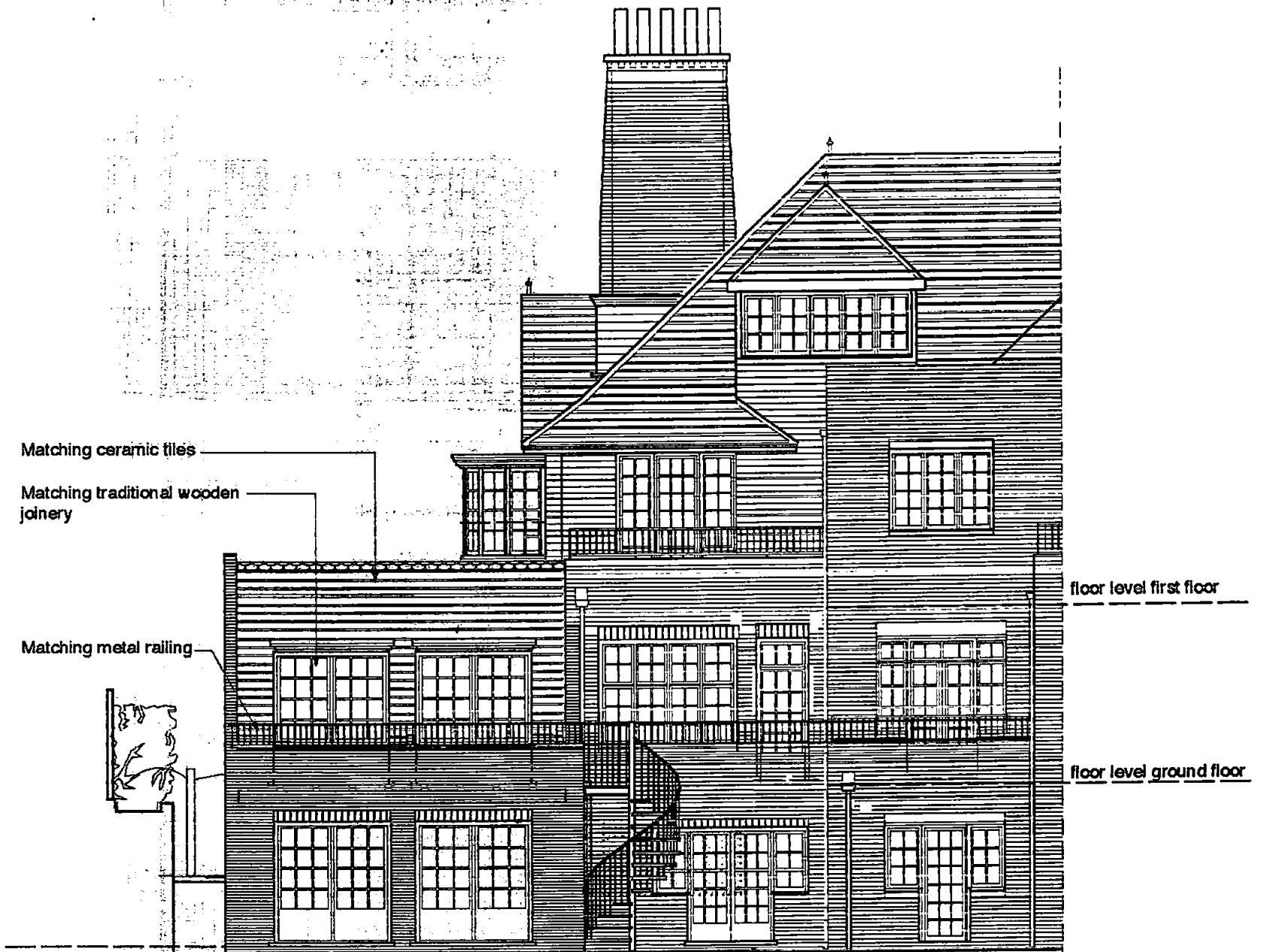


SIDE ELEVATION

Fairfaced matching masonry

PROPOSED EXTENSION

Traditional wooden joinery



Matching ceramic tiles

Matching traditional wooden joinery

Matching metal railing

floor level first floor

floor level ground floor

REAR ELEVATION PROPOSED, VERSION "A"

PROPOSED EXTENSION

Rev. A (02.05.03) Drawings updated.  
Rev. B (07.05.03) Drawings updated.

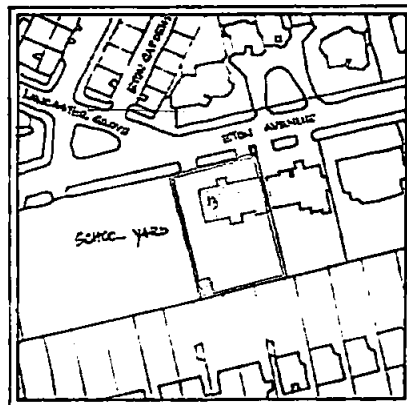
ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

DRAWING  
SIDE & REAR ELEV. PROP. Version "A"  
PROJECT  
13 ETON AVENUE, NW3  
CLIENT  
MR. & MRS. S. SANDERSON

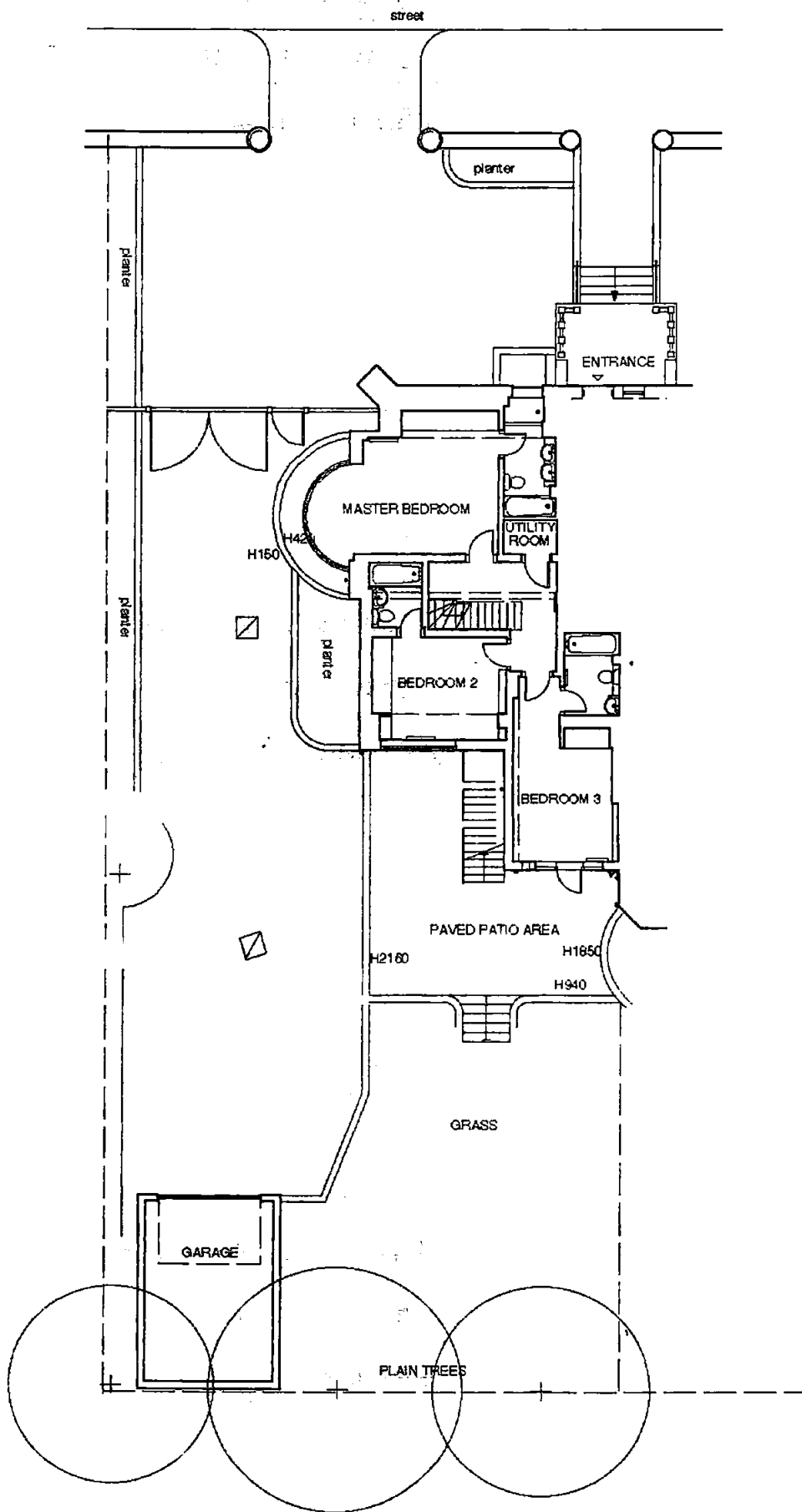
THOMAS ADAM GLISZCZYNSKI  
ARCHITECTS  
TAG ARCHITECTS  
HAMPSTEAD  
14 BELSIZE CRESCENT  
LONDON NW3 5QU  
TEL . 020 7431 7974

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LOCATION PLAN SCALE 1:2500



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TO BE CHECKED ON SITE  
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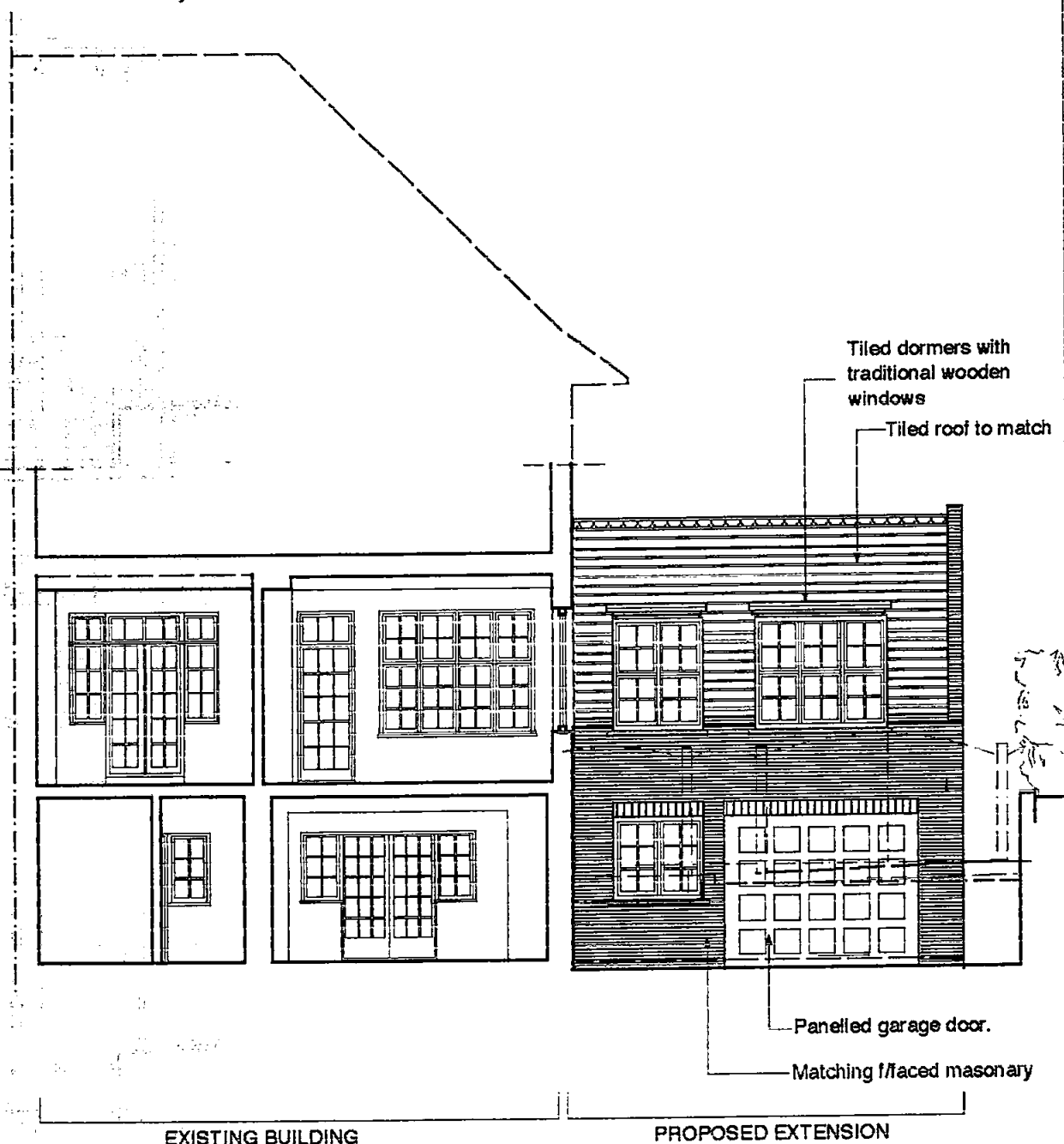
DRAWING  
**SITE PLAN - EXISTING**  
PROJECT  
**13 ETON AVENUE, NW3**  
CLIENT  
**MR. & MRS. S. SANDERSON**

**THOMAS ADAM GLISZCZYNSKI**  
ARCHITECTS  
TAG ARCHITECTS  
HAMPSTEAD  
14 BELSIZE CRESCENT  
TEL 020 7431 7974  
LONDON NW8 6QU

DATE  
**04/03**  
SCALE  
**1:200**  
JOB  
**088**  
DRAWING  
**S1**



FRONT ELEVATION, VIEW FROM STREET, VERSION "A"



FRONT ELEVATION, SECTION A, VERSION "A"

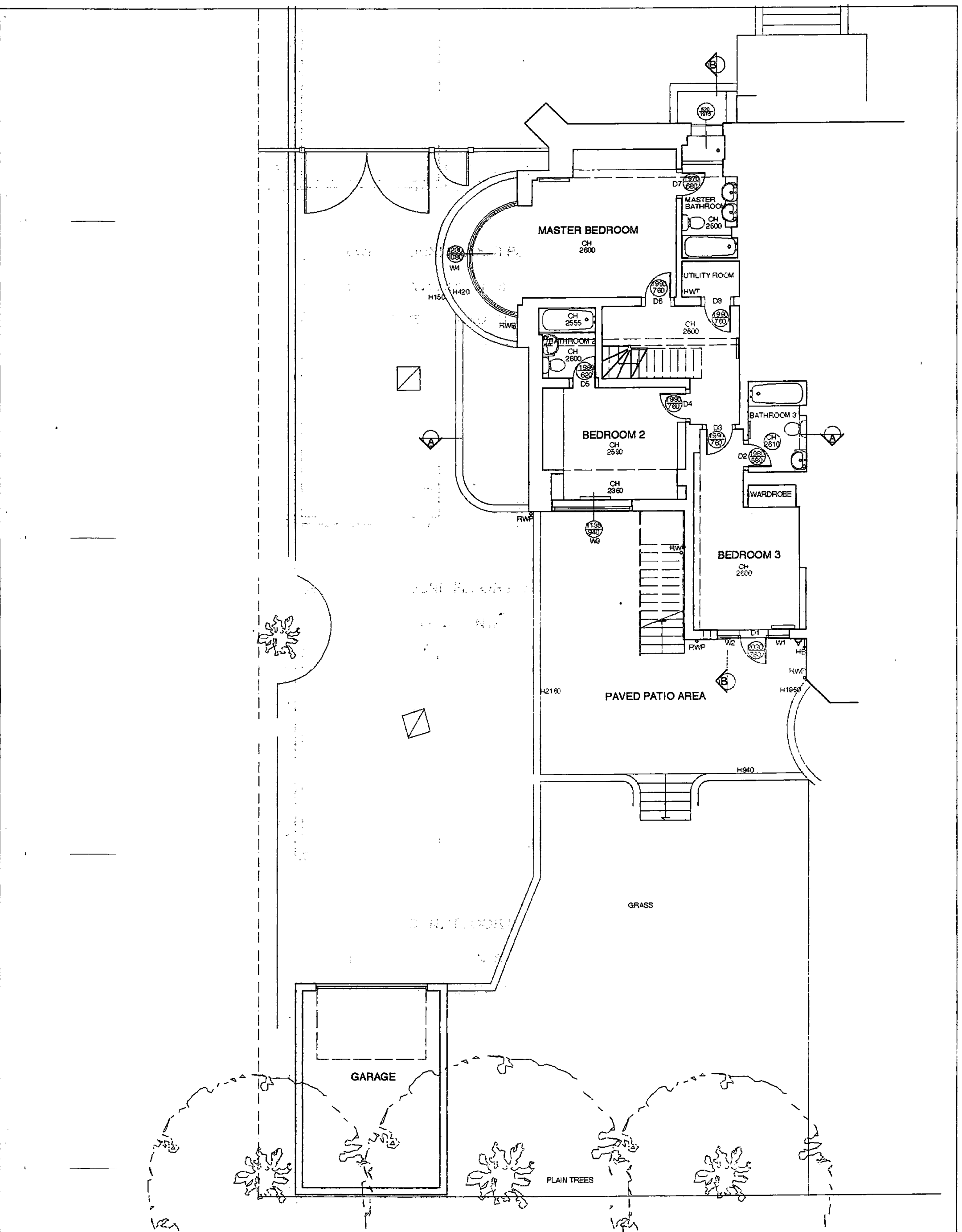
Rev. A (02.05.03) Elevation updated.  
Rev. B (07.05.03) Elevation updated.

ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

DRAWING  
**FRONT ELEVAT. PROPOSED, Vers. "A"**  
PROJECT  
**13 ETON AVENUE, NW3**  
CLIENT  
**MR. & MRS. S. SANDERSON**


**THOMAS ADAM GLISZCZYNSKI**  
ARCHITECTS  
  
14 BELSIZE CRESCENT  
HAMPSTEAD  
LONDON NW3 5QU  
TEL. 020 7431 7974

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SCALE  
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JOB  
**088**  
DRAWING  
**PS4 B**

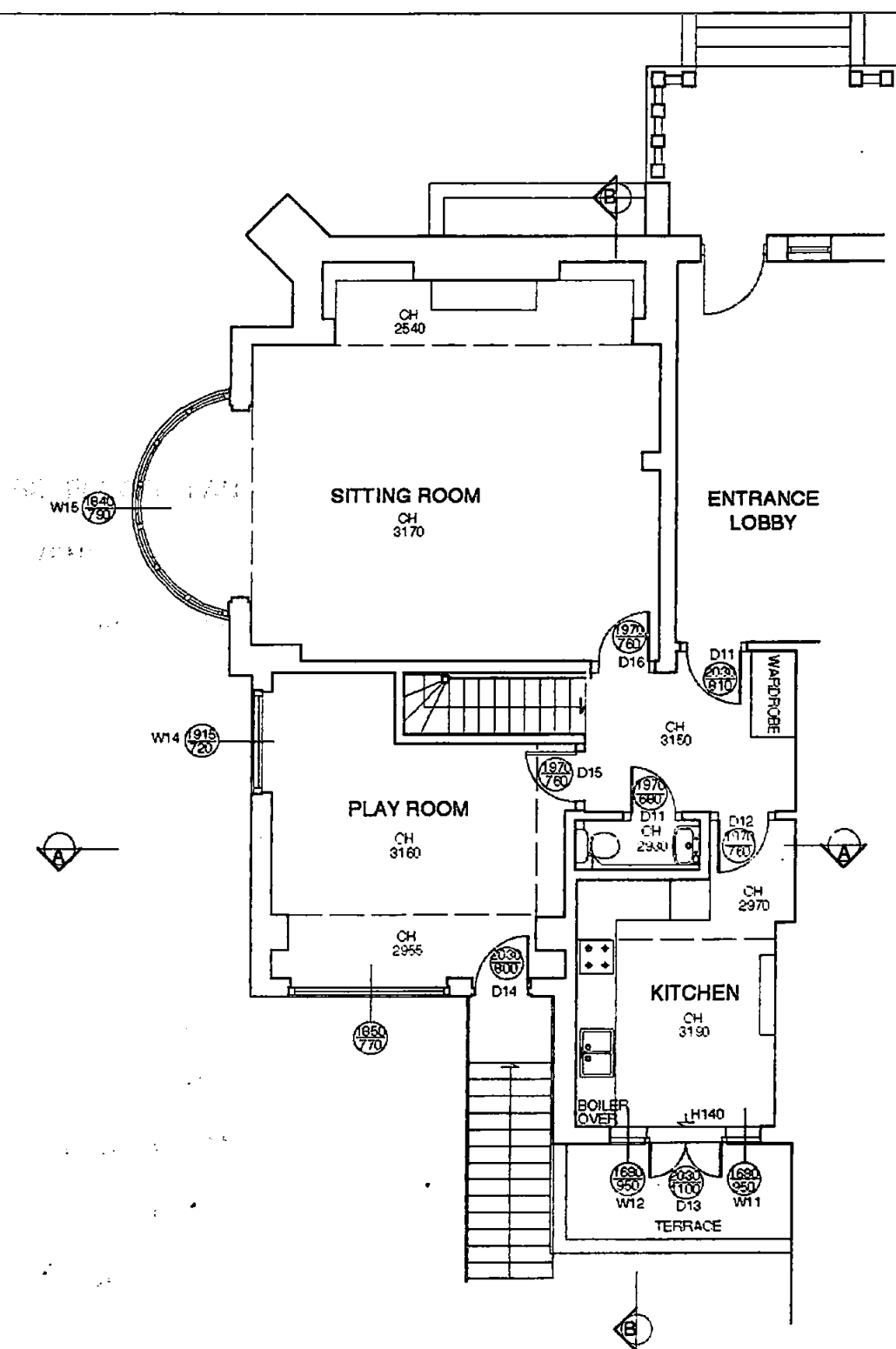


ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

DRAWING  
**LWR. GROUND FLOOR PLAN - EXTG**  
PROJECT  
**13 ETON AVENUE, NW3**  
CLIENT  
**MR. & MRS. S. SANDERSON**

**THOMAS ADAM GLISZCZYNSKI**  
ARCHITECTS  
  
TAG ARCHITECTS  
14 BELSIZE CRESCENT HAMPSTEAD  
TEL: 020 7431 7974  
LONDON NW3 5QU

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| JOB   | DRAWING |
| 088   | S2      |



ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

DRAWING  
**UPPER GRD. FLOOR PLAN - EXTG**

PROJECT  
**13 ETON AVENUE, NW3**

CLIENT  
**MR. & MRS. S. SANDERSON**

**THOMAS ADAM GLISZCZYNSKI**  
ARCHITECTS

  
 TAG ARCHITECTS  
 14 BELSIZE CRESCENT HAMPSTEAD  
 TEL: 020 7431 7974 LONDON NW3 5QU

|       |         |
|-------|---------|
| DATE  | SCALE   |
| 04/03 | 1:100   |
| JOB   | DRAWING |
| 088   | S3      |



FRONT ELEVATION

street level

Rev. A (07.05.03) Elevation updated.

ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

DRAWING  
FRONT ELEV. & SECTION A - EXTG.

PROJECT  
13 ETON AVENUE, NW3

CLIENT  
MR. & MRS. S. SANDERSON

THOMAS ADAM GLISZCZYNSKI  
ARCHITECTS

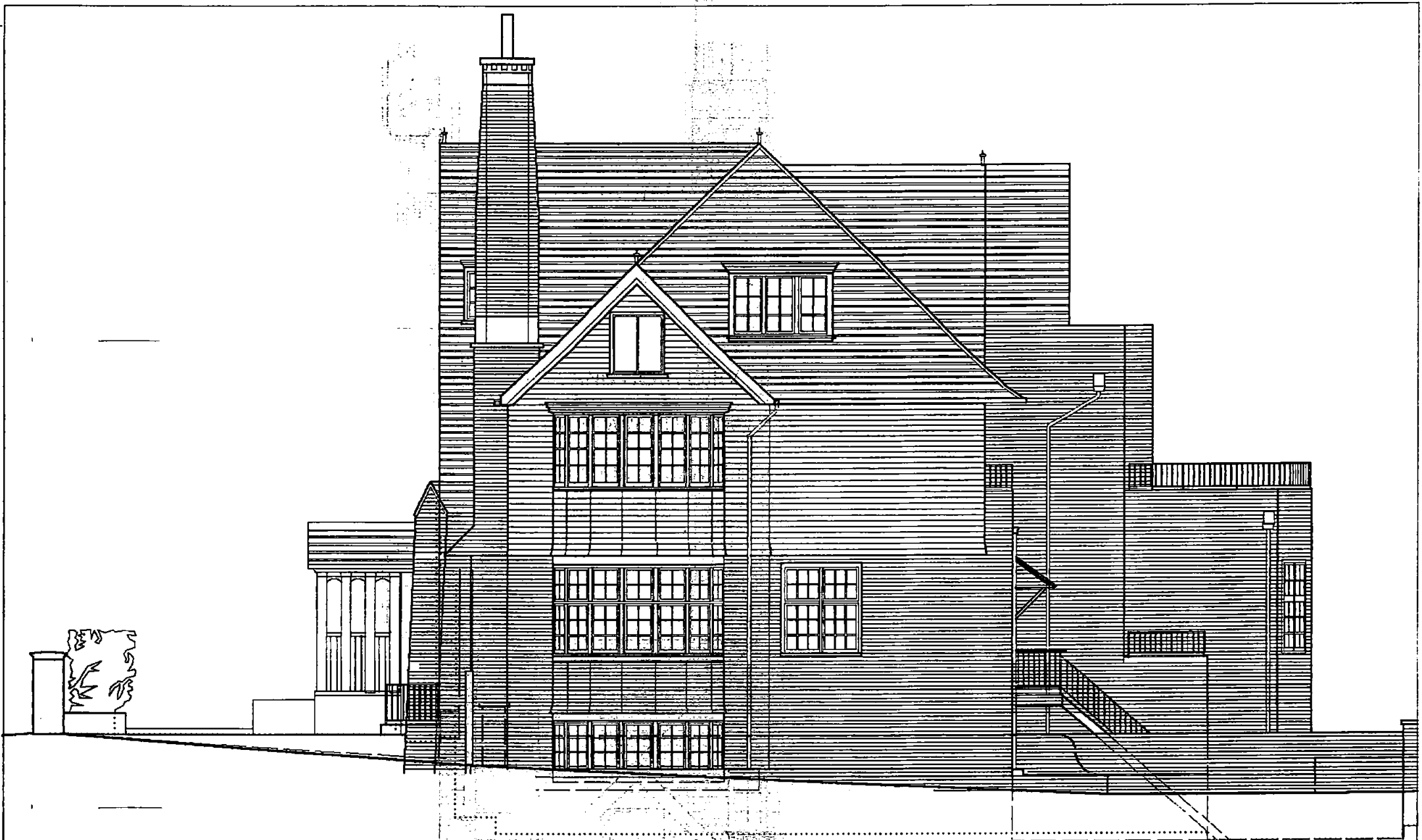
14 BELSIZE CRESCENT HAMPSTEAD LONDON NW3 5QU  
TAG ARCHITECTS  
HAMPSTEAD  
TEL: 020 7431 7974

DATE  
04/03

SCALE  
1:100

JOB  
088

DRAWING  
S4 A




SIDE ELEVATION



floor level first floor

floor level ground floor

REAR ELEVATION

|  |  |  |  |                              |                                |
|--|--|--|--|------------------------------|--------------------------------|
| <p>Rev. A (07.05.03) Elevations updated.</p> | <p>ALL DIMENSIONS<br/>TO BE CHECKED ON SITE<br/>DO NOT SCALE</p> | <p>DRAWING<br/><b>SIDE AND REAR ELEV. - EXISTING</b></p> | <p><b>THOMAS ADAM GLISZCZYNSKI</b><br/>ARCHITECTS</p> <p></p> <p>14 BELSIZE CRESCENT TAG ARCHITECTS HAMPSTEAD LONDON NW3 5QU<br/>TEL. 020 7431 7974</p> | <p>DATE<br/><b>04/03</b></p> | <p>SCALE<br/><b>1:100</b></p>  |
|  |  | <p>PROJECT<br/><b>13 ETON AVENUE, NW3</b></p>            |  | <p>JOB<br/><b>088</b></p>    | <p>DRAWING<br/><b>S5 A</b></p> |
|  |  | <p>CLIENT<br/><b>MR. &amp; MRS. S. SANDERSON</b></p>     |  |                              |                                |

EXISTING SECTION B

GARAGE

EXISTING SECTION A & B  
13 ETON AVENUE, NW3  
MR. & MRS. S. SANDERSON

EXISTING SECTION A & B  
13 ETON AVENUE, NW3  
MR. & MRS. S. SANDERSON

EXISTING SECTION A

ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

DRAWING  
**EXISTING SECTION A & B**  
PROJECT  
**13 ETON AVENUE, NW3**  
CLIENT  
**MR. & MRS. S. SANDERSON**

**THOMAS ADAM GLISZCZYNSKI**  
ARCHITECTS



14 BELSIZE CRESCENT HAMPSTEAD LONDON NW3 5QU  
TAG ARCHITECTS  
TEL 020 7431 7974

|       |         |
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| DATE  | SCALE   |
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| JOB   | DRAWING |
| 088   | S6      |





FRONT ELEVATION



REAR  
ELEVATION



SIDE DRIVE  
AND GARAGE



SIDE ELEVATION

ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

DRAWING  
PHOTOGRAPHS SHEET  
PROJECT  
13 ETOW AVENUE, NW3  
CLIENT  
MR. MRS. S. SANDERSON

THOMAS ADAM GLISZCZYNSKI  
ARCHITECTS



14 BELSIZE CRESCENT HAMPSTEAD LONDON NW3 5QU  
TEL: 071 431 7074

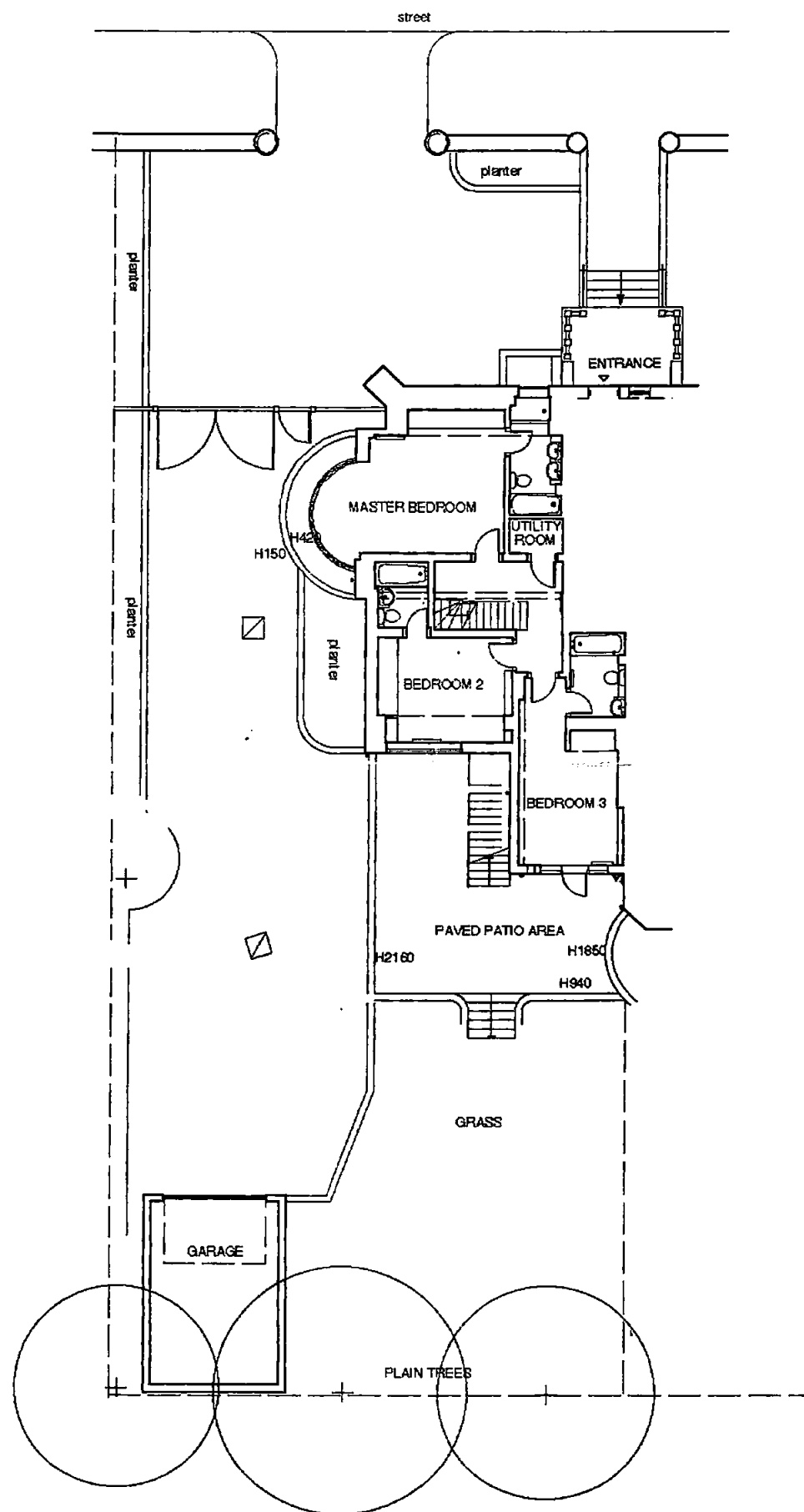
DATE SCALE

06/03

JOB DRAWING

088-PH1





ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

DRAWING  
**SITE PLAN - EXISTING**

PROJECT  
**13 ETON AVENUE, NW3**

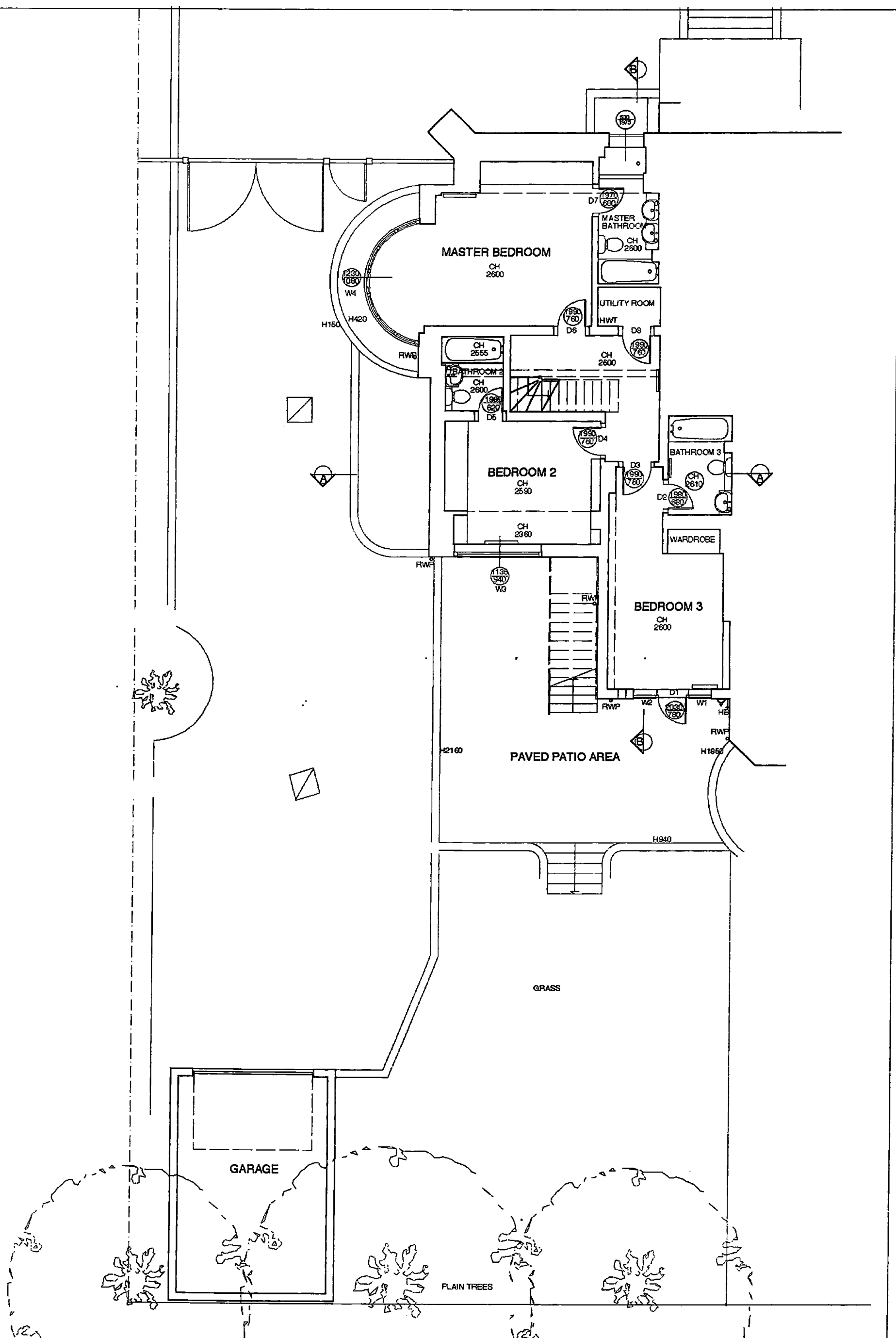
CLIENT  
**MR. & MRS. S. SANDERSON**

**THOMAS ADAM GLISZCZYNSKI**  
A R C H I T E C T S



14 BELSIZE CRESCENT HAMPSTEAD LONDON NW3 5QU  
TAG ARCHITECTS  
TEL. 020 7431 7974

|                      |                       |
|----------------------|-----------------------|
| DATE<br><b>04/03</b> | SCALE<br><b>1:200</b> |
| JOB<br><b>088</b>    | DRAWING<br><b>S1</b>  |



ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

DRAWING  
**LWR. GROUND FLOOR PLAN - EXTG**

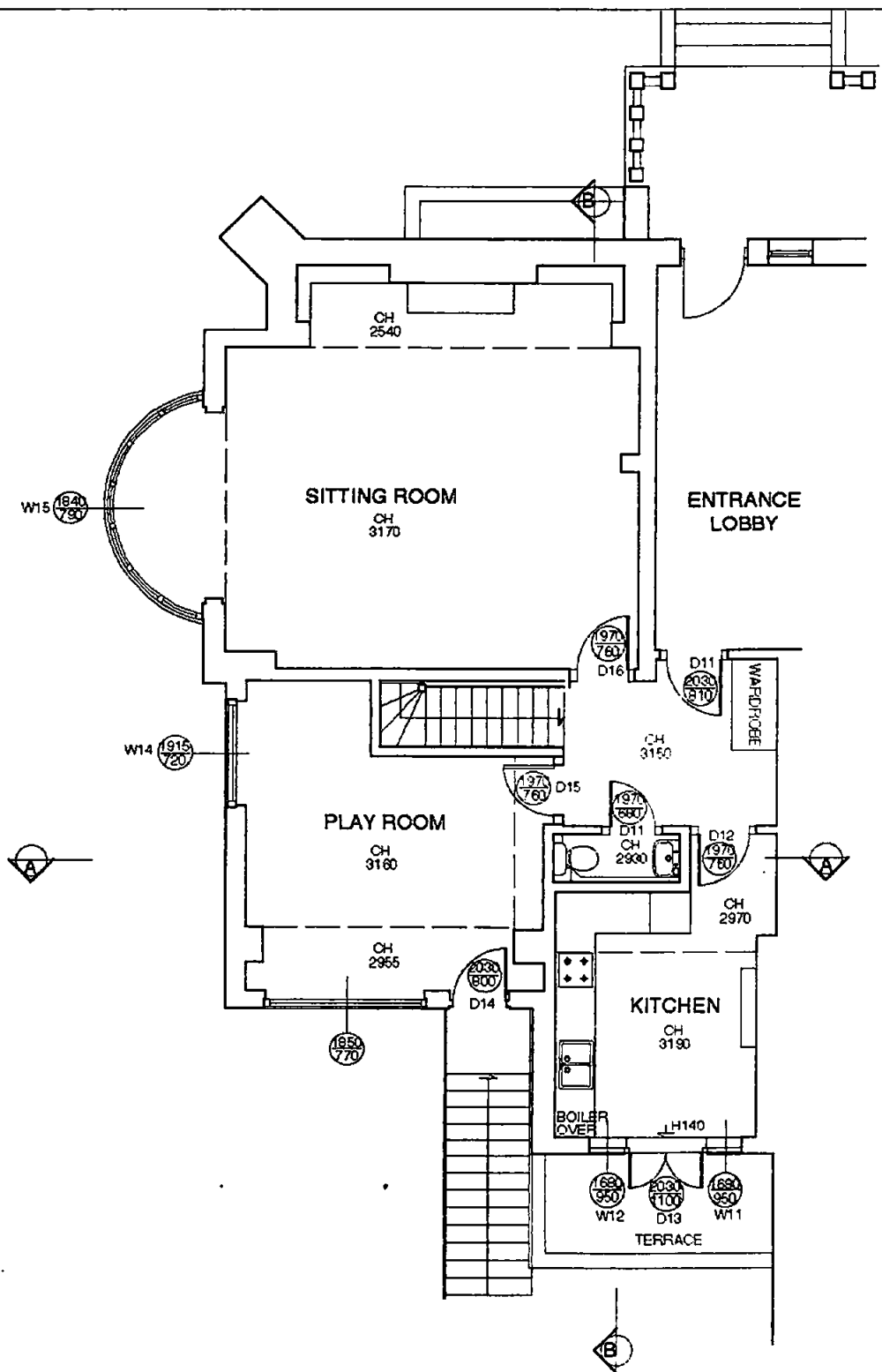
PROJECT  
**13 ETON AVENUE, NW3**

CLIENT  
**MR. & MRS. S. SANDERSON**

**THOMAS ADAM GLISZCZYNSKI**  
ARCHITECTS

14 BELSIZE CRESCENT  
HAMPSTEAD  
LONDON NW3 5QU  
TEL : 020 7431 7874

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| DATE | 04/03 | SCALE   | 1:100 |
| JOB  | 088   | DRAWING | S2    |



ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

DRAWING  
**UPPER GRD. FLOOR PLAN - EXTG**

PROJECT  
**13 ETON AVENUE, NW3**

CLIENT  
**MR. & MRS. S. SANDERSON**

**THOMAS ADAM GLISZCZYNSKI**  
A R C H I T E C T S



14 BELSIZE CRESCENT TAG ARCHITECTS HAMPSTEAD LONDON NW3 5QU  
TEL 020 7431 7974

DATE  
**04/03** SCALE  
**1:100**

JOB  
**088** DRAWING  
**S3**



FRONT ELEVATION

Rev. A (07.05.03) Elevation updated.

ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

DRAWING  
FRONT ELEV. & SECTION A - EXTG.

PROJECT  
13 ETON AVENUE, NW3

CLIENT  
MR. & MRS. S. SANDERSON

THOMAS ADAM GLISZCZYNSKI  
ARCHITECTS



14 BELSIZE CRESCENT HAMPSTEAD LONDON NW3 5QU  
TAG ARCHITECTS  
TEL. : 020 7431 7974

DATE  
04/03

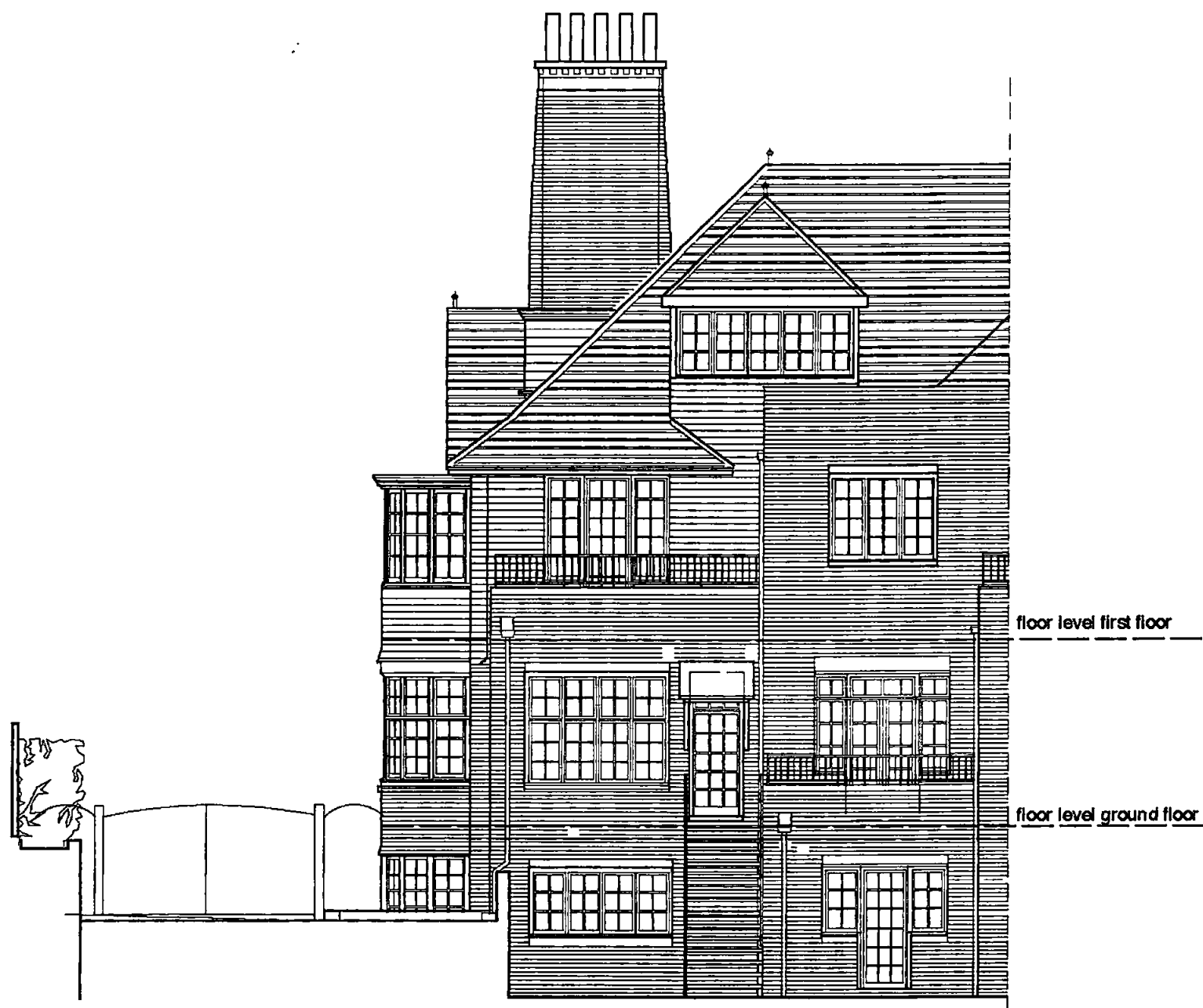
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JOB  
088

DRAWING  
S4 A



SIDE ELEVATION



REAR ELEVATION

Rev. A (07.05.03) Elevations updated.

ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

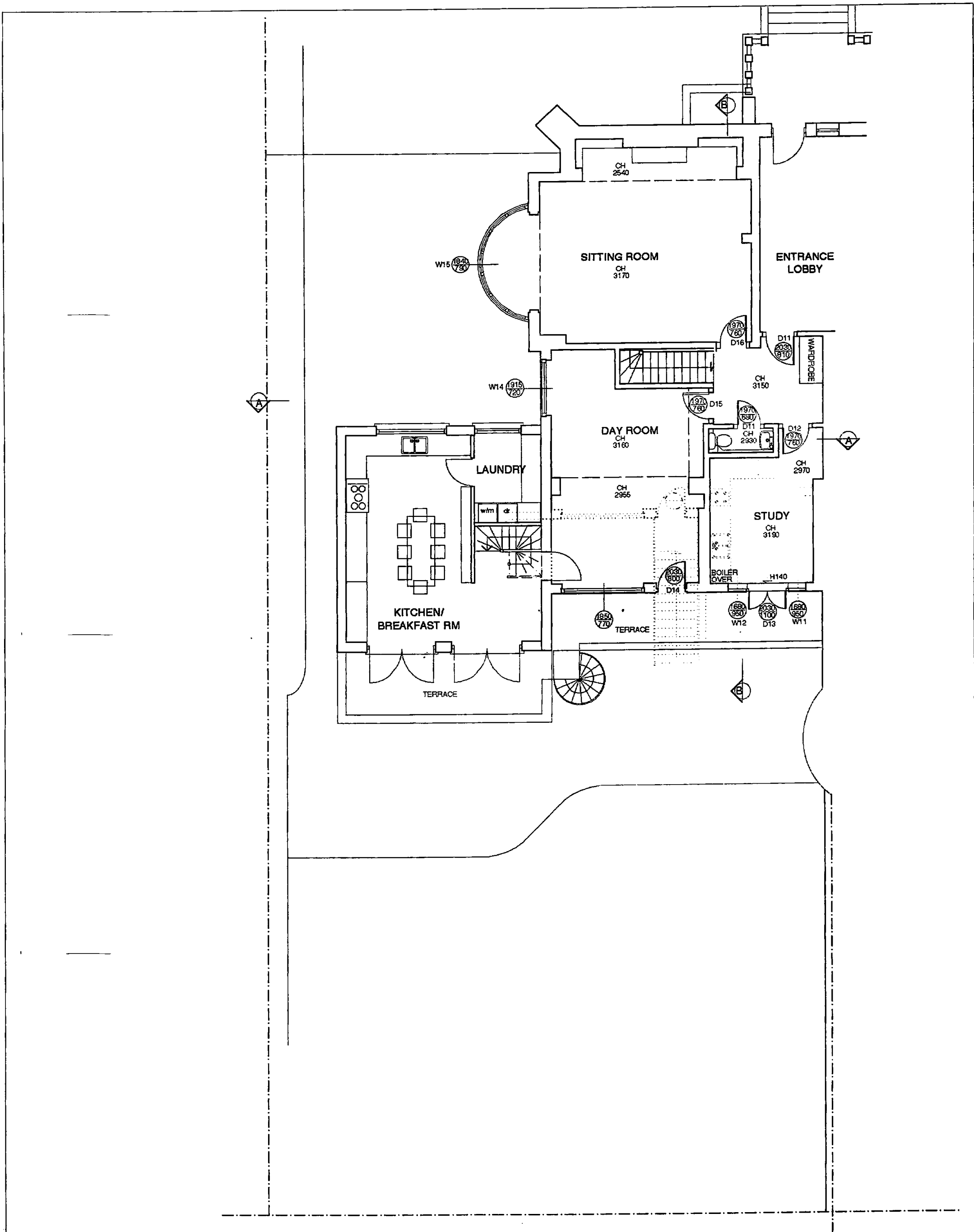
DRAWING  
**SIDE AND REAR ELEV. - EXISTING**  
PROJECT  
**13 ETON AVENUE, NW3**  
CLIENT  
**MR. & MRS. S. SANDERSON**

**THOMAS ADAM GLISZCZYNSKI**  
A R C H I T E C T S



14 BELSIZE CRESCENT HAMPSTEAD LONDON NW3 5QU  
TEL 020 7431 7974

|       |         |
|-------|---------|
| DATE  | SCALE   |
| 04/03 | 1:100   |
| JOB   | DRAWING |
| 088   | S5 A    |



Rev. A (02.05.03) New staircase revised.

ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

DRAWING  
**UPPER GRD. FLOOR PLAN - PROP.**

PROJECT  
**13 ETON AVENUE, NW3**

CLIENT  
**MR. & MRS. S. SANDERSON**

**THOMAS ADAM GLISZCZYNSKI**  
ARCHITECTS



14 BELSIZE CRESCENT HAMPSTEAD LONDON NW3 5QU  
TAG ARCHITECTS  
TEL : 020 7431 7974

DATE  
**04/03** SCALE  
**1:100**

JOB  
**088** DRAWING  
**PS3 A**

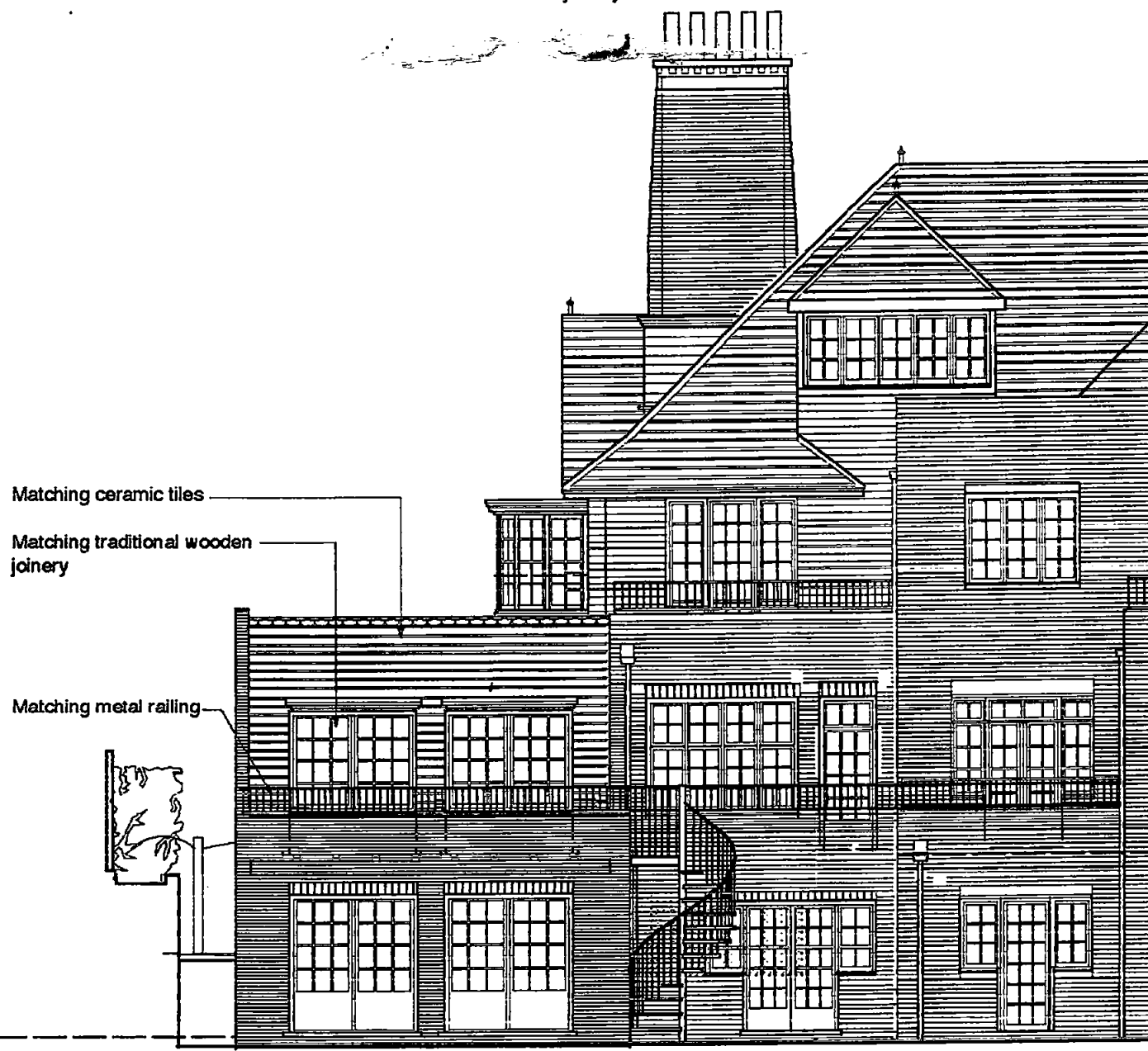


SIDE ELEVATION

Fairfaced matching masonry

Traditional wooden joinery

PROPOSED, EXTENSION



Matching ceramic tiles

Matching traditional wooden joinery

Matching metal railing

floor level first floor

floor level ground floor

REAR ELEVATION PROPOSED, VERSION "A"

PROPOSED EXTENSION

Rev. A (02.05.03) Drawings updated.  
Rev. B (07.05.03) Drawings updated.

ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

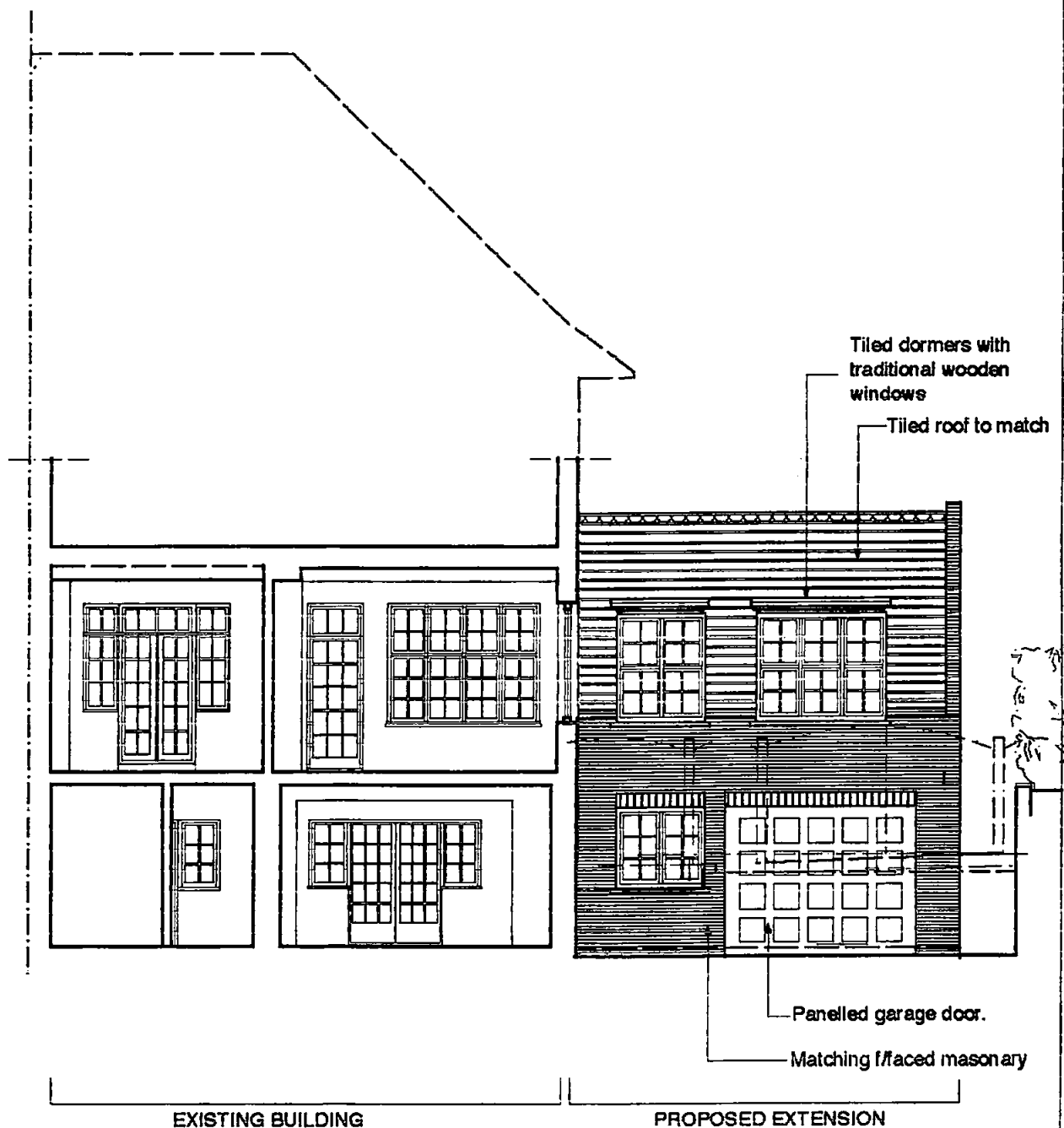
DRAWING  
SIDE & REAR ELEV. PROP. Version "A"  
PROJECT  
13 ETON AVENUE, NW3  
CLIENT  
MR. & MRS. S. SANDERSON

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14 BELSIZE CRESCENT LONDON NW3 5QU  
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|       |         |
|-------|---------|
| DATE  | SCALE   |
| 04/03 | 1:100   |
| JOB   | DRAWING |
| 088   | PS5 B   |



FRONT ELEVATION, VIEW FROM STREET, VERSION "A"



FRONT ELEVATION, SECTION A, VERSION "A"

Rev. A (02.05.03) Elevation updated.  
Rev. B (07.05.03) Elevation updated.

ALL DIMENSIONS  
TO BE CHECKED ON SITE  
DO NOT SCALE

DRAWING  
**FRONT ELEVAT. PROPOSED, Vers. "A"**  
PROJECT  
**13 ETON AVENUE, NW3**  
CLIENT  
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DATE  
**04/03**  
SCALE  
**1:100**  
JOB  
**088**  
DRAWING  
**PS4 B**



