

Application ref: 2018/5704/L
Contact: Alyce Keen
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Date: 3 January 2019

Development Management
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Absolute Detail Ltd.
Orchard House Fern Lane
Little Marlow
SL7 3SD

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
5 Eton Villas
London
NW3 4SX

Proposal: Removal of internal partitions within the lower ground floor. New fittings to kitchens, bath/shower rooms, storage and internal redecoration throughout. Updated heating, plumbing and electrical services to suit the internal alterations.

Drawing Nos: 180801-001.1; 180801-001.2; 180801-001.3; 180801-001.4; 180801-002.1; 180801-002.2; 180801-002.3; 180801-003.1; 180801-003.2.180801-004.1b; 180801-004.3; 180801-004.4; 180801-005.1a; 180801-005.3.180801-010.1a; 180801-010.2; 180801-010.3; 180801-010.4; 180801-012.1a; 180801-012.2; 180801-012.3; 180801-013.1; 180801-013.2; 180801-400.1; 180801-400.2.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 180801-001.1; 180801-001.2; 180801-001.3; 180801-001.4; 180801-002.1; 180801-002.2; 180801-002.3; 180801-003.1; 180801-003.2.180801-004.1b; 180801-004.3; 180801-004.4; 180801-005.1a; 180801-005.3.180801-010.1a; 180801-010.2; 180801-010.3; 180801-010.4; 180801-012.1a; 180801-012.2; 180801-012.3; 180801-013.1; 180801-013.2; 180801-400.1; 180801-400.2.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The current scheme proposed to redecorate all existing sash and casement windows and repairs as specified using matching materials, which is considered a welcome enhancement. The existing plumbing and heating systems are proposed to be upgraded, which is considered acceptable as existing voids, cableways and downpipes will be used. The internal works are sensitive to the host building, reusing existing doors, retaining features such as arched entrances and incorporating nibs to enable the legibility of the historic floorplan to remain. A condition specifying that all works of making good shall match the adjacent in terms of colour, texture and materials has been included within the decision.

The replacement of the front lower ground window with a door has been removed from the scheme as Council considers a door on the front elevation of a building of this age and status very unusual and impacts on the architectural composition of the front façade, as well as impacting on traditional circulation routes throughout the building.

Special attention has been paid to the desirability of preserving the special interest of the listed building and preserving or enhancing the character or appearance of the conservation area, under s. 66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

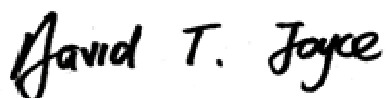
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning