

Application ref: 2018/4363/P  
Contact: John Diver  
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Date: 12 November 2018

**Development Management**  
Regeneration and Planning  
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Salisbury Jones Planning  
33 Bassein Park Road  
London  
W12 9RW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

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

Proposal:

Sub-division of pair of semi-detached dwelling to revert back into 2x single family dwellings (C3)

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

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely

as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

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

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to commencement of works to replace the garden wall within the site, details in respect of the following shall be submitted to and approved in writing by the local planning authority:

a) Design of the proposed replacement garden wall, including plan and elevation drawings and facing materials details;

b) Details of the design of the wall's construction and foundations in so far as these may affect trees on or adjoining the site;

The relevant part of the works shall be carried out in accordance with the details thus approved and retained as such.

Reason: To ensure the preservation of the amenity value and health of the nearby mature trees and to safeguard the character and appearance of the premises, its setting and the wider conservation area in accordance with the requirements of policies D1, D2, A2 and A3 of the London Borough of Camden Local Plan 2017

#### Informative(s):

- 1 Reasons for granting permission.

The application site was built as a pair of separate dwellings, however, in 1999 permission was granted for these to be combined via party wall openings and demolition of the garden wall (ref. LE9900792). This permission was personal and subject to a condition that the dwellings should be divided and returned to their original state once the owner sold the site to preserve their special interest. As a result, officers welcome the application to formalise the division of the site back into its original state as the works will be of benefit in terms of heritage (see associated LBC) as well as the conservation area via the reinstatement of the original brick garden wall/historic plot pattern.

The only external change required would be the replacement of the garden wall to subdivide the garden space and provide privacy. The location shown on

proposed plans would be the exact position of the former boundary and so is welcomed. Notwithstanding this, as the wall would pass near to a semi-mature tree a condition is recommended for construction details of the wall/fence to demonstrate that the foundation design would avoid any adverse effects for the tree.

The development would not result in a detrimental impact upon the residential amenities of any neighbouring resident. As the development would return the site to its original form, there is no uplift in dwellings and so no requirement for the provision of cycle storage or a car free agreement.

Following public consultation no objections were received. The site's planning history was taken into account when forming this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Overall, the development is in general accordance with the London Borough of Camden Local Plan, with particular regard to policies A1, A4, H3, D1, D2 and T1. The development is also in accordance with the London Plan (2016) and NPPF (2018).

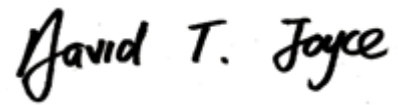
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

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

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning