

Application ref: 2018/6004/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 15 February 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Hampson Williams  
5 Bickels Yard  
151-153 Bermondsey Street  
London  
SE1 3HA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**16 Eton Road**  
**London**  
**NW3 4SS**

Proposal:  
Erection of single storey side/rear infill extension at lower ground floor level.

Drawing Nos: HW382\_E001, HW382\_E010, HW382\_E099, HW382\_E100,  
HW382\_E101, HW382\_E102, HW382\_E103, HW382\_E200, HW382\_E201,  
HW382\_E202, HW382\_E300, HW382\_\_010-4, HW382\_P099-4, HW382\_P100-4,  
HW382\_P101-4, HW382\_102-4, HW382\_P103-4, HW382\_P104-4, HW382\_P200-4,  
HW382\_P201-4, HW382\_P202-4 & HW382\_P300-4.

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 policies 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: HW382\_E001, HW382\_E010, HW382\_E099, HW382\_E100, HW382\_E101, HW382\_E102, HW382\_E103, HW382\_E200, HW382\_E201, HW382\_E202, HW382\_E300, HW382\_010-4, HW382\_P099-4, HW382\_P100-4, HW382\_P101-4, HW382\_102-4, HW382\_P103-4, HW382\_P104-4, HW382\_P200-4, HW382\_P201-4, HW382\_P202-4 & , HW382\_P300-4.

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

- 4 Prior to commencement of the relevant part of the development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
  - i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The application site comprises a large four storey semi-detached Victorian property situated on the southern side of Eton Road, close to the junction with Fellows Road. By reason of its corner location, the side boundary wall abuts Fellows Road and means that the rear elevation is prominent in the streetscene.

The property is located within the Eton Conservation Area and is noted to be a positive contributor in the Conservation Area Statement, which also refers to nos. 7-16 as an 'imposing and consistent group'.

Proposed is a single storey side/rear extension infilling a space between the

existing south-western boundary and side elevation of the property. This would project 3.4m with a width of 1.7m, narrowing to 1.1m, with a green roof at a height of 3m. This would be finished in matching materials.

The proposed addition would be of a modest scale, appropriately sited to infill a recessed space to the side/rear of the property behind the existing boundary wall. The design would be commensurate with the host property, with the scale clearly subordinate to it. The alteration would not result in harm to the character or appearance of the property and by reason of its siting to the rear of the house at lower ground floor level, would not be immediately prominent in public views. The extension would be constructed in sympathetic materials to the host building. The proposal would not result in harm to the character, appearance or historic interest of the conservation area and is on this basis deemed to be acceptable.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

No objections were received following statutory consultation. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

- 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 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street

London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

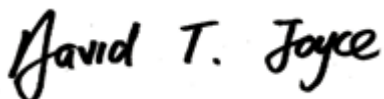
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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