

Application ref: 2018/6188/L  
Contact: Colette Hatton  
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Date: 2 April 2019

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

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**2**

**Eton Villas  
London  
NW3 4SX**

Proposal:

Alterations to plan form.

Drawing Nos: Application form, 1002(PLA)106\_OS plan, 1002(PLA)111\_ground floor plan\_REV D(2), 1002(PLA)111\_ground floor elevation\_REV D(2), 1002(PLA)110\_Proposed lower ground floor plan\_Revised, 1002(PLA)310\_Proposed lower ground floor elevations\_Revised, 1002(PLA)113\_Proposed second floor plan, 1002(PLA)102\_Existing First floor plan\_Revised, 1002(PLA)200\_Existing section AA, 1002(PLA)302\_Existing First floor elevations, 1002(PLA)301\_Existing Ground floor elevations, 1002(PLA)101\_Existing Ground floor plan, 1002(PLA)103\_Existing Second floor plan, 1002(PLA)104\_Existing and proposed roof plan, 1002(PLA)300\_Existing Lower ground floor elevations, 2 Eton Villas Design Access and Heritage Statement dec 18.

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: Application form, 1002(PLA)106\_OS plan, 1002(PLA)111\_ground floor plan\_REV D(2), 1002(PLA)111\_ground floor elevation\_REV D(2), 1002(PLA)110\_Proposed lower ground floor plan\_Revised, 1002(PLA)310\_Proposed lower ground floor elevations\_Revised, 1002(PLA)113\_Proposed second floor plan, 1002(PLA)102\_Existing First floor plan\_Revised, 1002(PLA)200\_Existing section AA, 1002(PLA)302\_Existing First floor elevations, 1002(PLA)301\_Existing Ground floor elevations, 1002(PLA)101\_Existing Ground floor plan, 1002(PLA)103\_Existing Second floor plan, 1002(PLA)104\_Existing and proposed roof plan, 1002(PLA)300\_Existing Lower ground floor elevations, 2 Eton Villas Design Access and Heritage Statement dec 18.

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 2 Eton villas is a grade II listed building within the Eton Road conservation area. Constructed circa 1849, the building is stuccoed and set over two storeys with an attic. The building was previously laterally converted with no. 1 Eton Villas, but has recently been converted back to a single family dwelling.

At ground floor level it is proposed to widen the existing opening between the front room and rear rooms. Substantial nibs and a downstand are retained ensuring a clear division of the rooms and retaining the historic plan form.

The proposed alterations at lower ground floor level are relatively minor and involve the slight movement of a modern partition wall.

At second floor level the lateral opening between no1 and no2 Eton Villas is closed.

The proposed works will not harm the special interest of the grade-II-listed building.

The local CAAC initially objected to the size of the opening between the front

and rear rooms at ground floor level. The proposals have been altered to respond to the objection and now incorporate nibs and a downstand.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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 2019.

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, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope  
Chief Planning Officer