

Application ref: 2019/0849/P
Contact: Kate Henry
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Date: 21 May 2019

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

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Helen Fife
19 Whitehall Road
London
W7 2JE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Eton Villas
London
NW3 4SX

Proposal: Replacement of existing rooflights

Drawing Nos: 1EV-001; 1EV-002; 1EV-010; 1EV-011; 1EV-012; 1EV-013; 1EV-014;
1EV-020; 1EV-021; 1EV-022; 1EV-023; 1EV-030; 1EV-100 Rev A; 1EV-101 Rev A;
1EV-102 Rev A; 1EV-103 Rev B; 1EV-104 Rev A; 1EV-120 Rev A; 1EV-121 Rev A;
1EV-123 Rev B; 1EV-500; Design & Access Statement with Heritage Statement, dated
Jan 2019; Method Statement by John Izod Ltd, dated 16/04/2019.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1EV-001; 1EV-002; 1EV-010; 1EV-011; 1EV-012;

1EV-013; 1EV-014; 1EV-020; 1EV-021; 1EV-022; 1EV-023; 1EV-030; 1EV-100 Rev A; 1EV-101 Rev A; 1EV-102 Rev A; 1EV-103 Rev B; 1EV-104 Rev A; 1EV-120 Rev A; 1EV-121 Rev A; 1EV-123 Rev B; 1EV-500; Design & Access Statement with Heritage Statement, dated Jan 2019; Method Statement by John Izod Ltd, dated 16/04/2019.

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

- 3 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.

Informative(s):

- 1 Reasons for granting

No. 1 Eton Villas is grade II listed and located within the Eton Conservation Area.

The proposal to replace the existing rooflights is considered to be acceptable as the new rooflights will be conservation style, set flush with the roof slope, with a central glazing bar. Furthermore, they will be the same size as the existing and located in the same positions on the roof. The plans have been revised during the course of the application so that all 4 existing rooflights will be replaced, as opposed to just 2, which is welcomed due to the poor state of repair of the existing rooflights.

The plans have also been revised to omit the installation of an external soil and vent pipe on the property, to the rear.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy as the proposed rooflights will replace existing rooflights.

One comment has been received from Eton CAAC, relating to the associated listed building consent application, which has been duly addressed. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66

of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

- 2 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.
- 3 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.
- 4 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer