

Application ref: 2019/1145/L
Contact: Kate Henry
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Date: 21 May 2019

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Helen Fife
19 Whitehall Road
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W7 2JE

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
1 Eton Villas
London
NW3 4SX

Proposal: Various internal and external works, including alterations to internal partition walls, removal of non-original joinery, 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 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: 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: 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.

- 4 The internal works hereby approved shall accord with the details outlined in the method statement by John Izod Ltd, dated 16/04/2019.

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 Reasons for granting

No. 1 Eton Villas is grade II listed. Externally, 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.

Internally, a number of changes are proposed. At lower ground floor level, it is proposed to remove some joinery in the entrance hallway; remove non-original floor tiles; block up an opening that was previously granted consent; and relocate the door to serve the WC. At upper ground floor level, it is proposed to remove some joinery in the dining room; block up an opening that was previously granted consent; and remove the modern architrave in the reception room. All these changes are considered to be acceptable and would not cause harm to the significance of the listed building.

At first floor level, the existing archway between the bedroom and dressing room will be removed and replaced with a door and a new en-suite bathroom will be created in the existing dressing room. The plans have been revised to

omit the floor tiling and to include a macerator, rather than the installation of a new soil and vent pipe on the rear elevation, and therefore, insofar as the proposed works are reversible and would cause minimal harm to historic fabric, they are considered to be acceptable. Details of the routing for the macerator pipework have been provided, which are considered to be acceptable. Similarly, a method statement for fixing new partition walls and fixing old lime walls and ceilings has been provided which is considered to be acceptable.

At second floor level, a new timber stud partition will be installed to split one of the bedrooms into two and a new door opening (using a former opening that has been previously blocked up) would be created to serve the new room. The door to the existing bathroom would be relocated, to create an area of landing outside the new bedroom, and a new timber stud partition would be installed in the existing bathroom. These works are not considered to cause harm to the significance of the listed building and, as noted, a method statement has been provided to explain how the works would be carried out, which is considered to be acceptable.

The proposal to remove the wall between the WC and kitchen at lower ground floor level has been omitted from the proposal, following discussions with the Conservation Officer. Furthermore, all the original fireplaces will now be retained and all slate hearths will be kept.

One comment has been received from Eton CAAC, relating to the removal of the fireplaces. The plans have been revised to include the retention of all the fireplaces and therefore the comment has been addressed. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 Policy 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



Daniel Pope
Chief Planning Officer