

Application ref: 2019/3576/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 27 August 2019

Development Management
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AtelierWest
Suite 5, 26 Cadogan Square
London
SW1X 0JP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Eton Villas
London
NW3 4SX

Proposal:

Erection of 'lean to' extension to side elevation at lower ground floor level.
Drawing Nos: 430/000, 430/001, 430/004, 430/005, 430/006, 430/007, 430/101 (dated August 2019), 430/106 (dated August 2019), 430/107 (dated August 2019), 430/108 (dated August 2019), 430/109 (dated August 2019), 430/110, 430/111, 430/112, and Heritage, Design & Access Statement by Atelier West dated 11/07/2019.

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 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: 430/000, 430/001, 430/004, 430/005, 430/006, 430/007, 430/101 (dated August 2019), 430/106 (dated August 2019), 430/107 (dated August 2019), 430/108 (dated August 2019), 430/109 (dated August 2019), 430/110, 430/111, 430/112, and Heritage, Design & Access Statement by Atelier West dated 11/07/2019.

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The application site comprises a four storey semi-detached dwellinghouse on the north-eastern side of Eton Villas, with a rear frontage onto Eton College Road and carparking in the front garden. The property forms part of a group of Grade II Listed semi-detached buildings at nos. 1-6 Eton Villas by John Shaw constructed circa 1849, with painted stucco and painted gabled roofs. The property is also sited within the Eton Conservation Area.

Proposed is the erection of a lean to style side extension at lower ground floor level; the addition would be set back by 1.3m from both the front and rear elevations, and would require some minor alterations to the landscaping level to the side of the property. The addition would have a height of 2.3m to the eaves, 2.6m to the ridge, with a width of 1.15m and length of 6m. It would be finished with a glazed roof with front and rear traditionally styled timber doors.

The proposed lean to style side extension would sit comfortably to the side elevation at lower ground floor level, and would form a relatively discreet addition to the property. The addition is considered to be of an appropriate siting, scale and design, which would not serve to alter the historic fabric of the building, nor would it result in harm to the character, appearance or historic interest of the building. The addition would not be visible from Eton Villas (given the distance from the street and boundary treatment) and whilst it would be visible from Eton College Road, it would not serve to be overly prominent and would not serve to cause harm to these views. As such the proposal would not result in harm to the character and appearance of the conservation area.

Given the siting, scale, design and material finish of the proposed addition, it is considered to cause no harm to the character, appearance or historic interest of the Grade II listed building or surrounding Eton Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and the special interest of the listed building, under s. 66 & 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the scale, siting and design of the addition, the proposal is considered not to result in undue harm to neighbouring amenity.

No comments were received following public consultation on the scheme. 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 2019.

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 written over a faint circular stamp.

Daniel Pope
Chief Planning Officer