

Application ref: 2019/4618/L
Contact: Anna Foresheew
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Date: 27 November 2019

Development Management
Regeneration and Planning
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Town Hall
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A3 Associates
16 Daisy Lane
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat 3
39 Eton Avenue
London
NW3 3EP

Proposal:
Internal alterations to non-original partitions and floor coverings; electrical and plumbing refurbishment; replacement of staircases and doors. Structural alterations.

Drawing Nos: Site Location Plan 1125 PL 01; Existing Upper Ground Floor 1125 - PL 02; Existing Lower Ground Floor 1125 - PL 03 A; Upper Ground Floor Demolition & Strip out 1125 PL-04 A; Lower Ground Floor Demolition & Strip out 1125 - PL 05 A; Upper Ground Floor Proposed 1125 - PL 06 A; Lower Ground Floor Proposed 1125 - PL 07 A; Door and Screen schedule and specifications 1125 -PL 08 A; Replacement stair 1125 PL 09; Replacement stair 2 1125 -PL 10.

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: Site Location Plan 1125 PL 01; Existing Upper Ground Floor 1125 - PL 02; Existing Lower Ground Floor 1125 - PL 03 A; Upper Ground Floor Demolition & Strip out 1125 PL-04 A; Lower Ground Floor Demolition & Strip out 1125 - PL 05 A; Upper Ground Floor Proposed 1125 - PL 06 A; Lower Ground Floor Proposed 1125 - PL 07 A; Door and Screen schedule and specifications 1125 -PL 08 A; Replacement stair 1125 PL 09; Replacement stair 2 1125 -PL 10.

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 During the course of these works, should any unknown historic fabric be uncovered, works should cease in the relevant area, and the LPAs Conservation Officer contacted with a view to coming on site to agree an appropriate solution.

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.

- 5 Flues on external elevations shall be painted to match the brickwork.

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

- 6 Detailed drawings, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plans, elevations and sections of all new shutters at a scale of 1:5 with details at 1:1.

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 No. 39 Eton Avenue is a red brick detached house, built c1900 by Amos

Faulkner. Grade II listed, it sits within the Belsize Conservation Area. The proposed works relate to Flat 3, which occupies the eastern range of the building at upper and lower ground floor levels. The flat has been considerably remodelled; the plan form has been substantially modified and the interior decoration is modern. The scheme seeks changes of the layout, and internal alterations. There is some removal of historic fabric, however, the loss of modest levels of historic fabric is not considered to cause further harm to the special interest of this grade II listed building.

There will be no impact on the surrounding Belsize Conservation Area by these proposals.

The site's planning history has been taken into account when making 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 Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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.
- 5 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.

- 6 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 written over a light blue rectangular stamp.

Daniel Pope
Chief Planning Officer