

Application ref: 2019/3298/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 23 October 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Richard Mitzman Architects LLP
Unit 1, Primrose Mews
Sharples Hall St
Primrose Hill
London
NW1 8YW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20 Eton Villas
London
NW3 4SG

Proposal: Conversion of the 2 x self-contained flats, consisting of 1 x 2 Bed and 1 x 3 bed units into a family dwelling and installation of timber staircase with handrail allowing access between the lower ground floor and ground floor.

Drawing Nos: 303-DWG-000 REVA; 303-DWG-002 REVA; 303-DWG-011 REVA; 303-DWG-020 REVA; 303-DWG- 102 REVB; 303-DWG-111 REVA and Design and Access Statement commissioned by Mitzman Architects llp dated 25/06/2019.

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: 303-DWG-000 REVA; 303-DWG-002 REVA; 303-DWG-011 REVA; 303-DWG-020 REVA; 303-DWG- 102 REVB; 303-DWG-111 REVA and Design and Access Statement commissioned by Mitzman Architects llp dated 25/06/2019.

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

Informative(s):

- 1 Reasons for granting permission:

The proposals would result in the loss of 1 x 2 Bed and 1 x 3 Bed flat to create a single family dwellinghouse. Policy H3 of the Local Plan states that the net loss of one home is acceptable when two dwellings are being combined into a single dwelling. The proposal would combine two flats to create large single dwelling, which is in accordance with the requirements of Policy H3 and considered acceptable.

Policy T2 states that with redevelopment schemes the Council will consider retaining car parking spaces where it can be demonstrated that the existing occupiers are to return to the address when the development is completed. The applicant has confirmed that they will be returning to the site once works are complete and so the Council would not look to secure the development as car free.

No external alterations are proposed as part of the application and the proposal is therefore not considered to cause any harm to the character of the host property or the appearance of the surrounding conservation area. Similarly, the development would not result in any detrimental impact to the amenity of neighbouring occupiers in terms of loss of light, outlook or privacy.

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 and appearance of the Eton Conservation Area and the setting of nearby listed buildings under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies H3, A1, D1, D2 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 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



Daniel Pope
Chief Planning Officer