

Application ref: 2019/2442/P
Contact: Obote Hope
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Date: 13 December 2019

Development Management
Regeneration and Planning
London Borough of Camden
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SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**52 Eton Avenue
London
NW3 3HN**

Proposal:

Enlargement of the single storey ground floor extension, erection of a roof extension with photovoltaic panels, alterations to the facade and fenestration treatment to the front and side elevations; all as amendments to the extensions and alterations granted planning permission ref 2019/0532/P dated 07/08/2019.

Drawing Nos: 1814 102P-F; 1814 104 P-F; 1814 105 P-F; 1814 201 P-F; 1814 202 P-F; 1814 203 P-F; E-0100 PL-00 E-0102 PL-00; E-0103 PL-00; E-0104 PL-00; E-0105 PL-00; E-0201 PL-00; E-0202 PL-00.

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 policies 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: 1814 102P-F; 1814 104 P-F; 1814 105 P-F; 1814 201 P-F; 1814 202 P-F; 1814 203 P-F; E-0100 PL-00 E-0102 PL-00; E-0103 PL-00; E-0104 PL-00; E-0105 PL-00; E-0201 PL-00 and E-0202 PL-00.

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

- 4 Prior to commencement, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems and how the system shall be maintained. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1 and CC2 of the Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed infill extension is considered to retain a subordinate relationship to the host building and, whilst this would result in infilling the front entrance, there would not be any harmful impact on the uniformity of the house with the neighbouring properties. The infill addition is appropriately designed by virtue of its matching brickwork and is not considered harmful to the character or appearance of the building or the conservation area.

The proposed roof extension to replace the existing water tank enclosure would be set back from the front of the flat roof and would be constructed behind the proposed solar panels, which would be of a similar bulk and scale to the proposal granted permission in 2009 (ref 2009/5172/P) on the neighbouring property at 50 Eton Avenue.

It would be of a similar scale to the neighbouring wider roof extension and would not harm the overall appearance and symmetry of the host building when viewed in context with the neighbouring property nor harm the character and appearance of the conservation area.

The existing timber cladding would be replaced on the front façade, and the

existing aluminium windows on the front and side elevations would be replaced with new differently designed aluminium windows. The proposed alterations to the façade and fenestration treatment in terms of its design and appearance have been revised following officers' comments. The timber cladding design is now sympathetic to the host building and the revised fenestration treatment would replicate the existing window openings. Thus, the changes proposed are considered in keeping with the character and appearance of the host and neighbouring properties.

- 2 The replacement of the existing timber balustrades with identically positioned and sized metal balustrade at first floor level would be of an appropriate design that would not be harmful to the appearance of the building or the character or appearance of the Belsize Conservation Area.

The photovoltaic panels is a welcome addition and is considered appropriate as the proposal would respect and integrate well with the host building. The location has been chosen for its solar exposure whilst minimising the visual impact due to its 43-degree angle from the principal elevation. The details of the photovoltaic panels and their maintenance will be secured by condition.

The overall design is sympathetic to the host building and, given the improvements in architectural detailing, the proposed alterations are considered to enhance the character and appearance of the host building, streetscene and the Belsize Conservation Area.

The proposal would not be harmful to the neighbouring residential amenities in terms of loss of light, outlook, or privacy.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed development is in general accordance with policies A1, CC1, D1 and D2 of the Camden Local Plan 2017. The proposal also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 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).
- 4 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.

- 5 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