

Application ref: 2019/5138/P  
Contact: Rachel English  
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Date: 9 January 2020

**Development Management**  
Regeneration and Planning  
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Nicholas Lee Architects Ltd.  
34A Rosslyn Hill  
Hampstead  
London  
NW3 1NH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**14 Eton Garages**  
**London**  
**NW3 4PE**

Proposal: Installation of replacement rooflights and addition of inset balcony to the Lambolle Place roofslope. Installation of two rooflights to front roofslope and replacement of existing windows with timber windows.

Drawing Nos: (1234/) OS-001, EP-001, EP-002, EP-003, EE-001, EE-002, ES-001, AP-001, AP-002, AP-003, AE-001, AE-002 and AS-001.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: (1234/) OS-001, EP-001, EP-002, EP-003, EE-001, EE-002, ES-001, AP-001, AP-002, AP-003, AE-001, AE-002 and AS-001

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

#### Informatives:

- 1 Reasons for granting permission.

The proposed terrace to the rear would be similar to the terrace approved at number 20 Eton Garages (ref 2009/2242/P). There are similar alterations at numbers 11 and 13 Eton Garages. The proposed terrace would have a small projection but would predominantly be cut into the roof. The design would comply with Figure 6 of Camden Planning Guidance (Altering and Extending your home). As a result it would not be prominent on the roofscape and is considered an acceptable addition.

This application follows a refusal of planning permission for a replacement dormer window fronting Eton Garages and subsequent appeal (ref 2018/6361/P). As part of the application the proposals included the addition of an inset balcony to rear second floor level. The Council and Inspector had no objections to the inset balcony fronting Lambolle Place within the previous application but refused the application on the grounds of excessive size of the proposed replacement dormer window fronting Eton Garages which the planning Inspector was in agreement with and dismissed this appeal. The front dormer window would remain as existing with replaced windows only. There are no objections in design terms to the proposed rooflights or change to the façade windows from metal to timber. Overall, the proposed alterations would preserve the character and appearance of the host building and Belsize conservation area.

The proposals would not have an adverse impact on the amenity of the neighbouring properties. The proposed inset terrace to the rear would not cause any further overlooking to properties across the road on Lambolle Place than already exists. There are no other amenity concerns associated with these proposals.

No responses have been received following statutory consultation. The planning and appeal history has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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, D1 and D2 of the London Borough of Camden Local Plan 2017 and the policies

contained within the London Plan 2016 and the NPPF 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