Camden

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Jeff Pyrah
Francisca
Grove Lane
Iden
TN31 7PX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flats 5 & 7
38-40 Eton Avenue
London
NW3 3HL

Proposal:
Conversion of 2 flats on 1st and 2nd floors to form 1 selfcontained maisonette (Class C3).
Drawing Nos: Cover Letter (prepared by Jeff Pyrah, dated 04/07/2020); 419 A-0.00
PL1 Existing Floor Plans; 419 A-0.00 PL1 Proposed Floor Plans; Site Location Plan.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Cover Letter (prepared by Jeff Pyrah, dated 04/07/2020); 419 A-0.00 PL1 Existing Floor Plans; 419 A-0.00 PL1 Proposed

Floor Plans; Site Location Plan.

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

Informative(s):

1   Reasons for granting permission.

The conversion of 2 existing flats to form one larger maisonette would result in the net loss of one residential unit. Policy H3 states that the Council will aim to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve the net loss of two or more homes. Given that the conversion would result in the loss of only one unit, the proposal would not be contrary to Policy H3.

A 6-bed, 8-person dwelling over 2 floors is required to have a minimum gross internal floor area (GIA) of 132sqm. The proposed dwellinghouse would result in a GIA of approximately 236sqm. Therefore, the size of the dwellinghouse would be compliant with the Technical Housing Standards 2015.

No external alterations are proposed as part of the application and the proposal is therefore not considered to cause any harm to the character and appearance of the host property or 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 sunlight, daylight, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site and surrounding area were 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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1, D2, H3 and H7 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of 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   If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts

(Amendment) Act 1939 should be made to the Camden Contact Centre on Tel:
020 7974 4444 or Environment Department (Street Naming & Numbering)
Camden Town Hall, Argyle Street, WC1H 8EQ.

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+Re
     quirements+%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
Director of Economy, Regeneration and Investment