

Application ref: 2021/1728/L
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Hugh Cullum Architects Ltd
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**16 Eton Villas
London
NW3 4SG**

Proposal:

Internal alterations in association with the conversion of 2 self-contained flats into a single family dwellinghouse, erection of a single storey rear conservatory extension, alterations to windows on side elevation and associated external works.

Drawing Nos: EV016-E001, EV016-E100, EV016-E101, EV016-E102, EV016-E103, EV016-E104, EV016-E200, EV016-E200, EV016-E201, EV016-E202, EV016-E250, EV016-P100, EV016-P101(A), EV016-P100(B), EV016-P102(B), EV016-P103(A), EV016-P104, EV016-P200 (A), EV016-P201(A), EV016-P202(A), EV016-P250(A), EV016-P251(A), EV016-P260, Design & Access Statement Jan 2021, Supplementary Statement Sept 2021.

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: EV016-E001, EV016-E100, EV016-E101, EV016-E102, EV016-E103, EV016-E104, EV016-E200, EV016-E200, EV016-E201, EV016-E202, EV016-E250, EV016-P100, EV016-P101(A), EV016-P100(B), EV016-P102(B), EV016-P103(A), EV016-P104, EV016-P200 (A), EV016-P201(A), EV016-P202(A), EV016-P250(A), EV016-P251(A), EV016-P260, Design & Access Statement Jan 2021, Supplementary Statement Sept 2021.

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 Prior to the commencement of works, details of the kitchen ventilation system shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 Prior to the commencement of works, details of the staircase fire protection shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 Reasons for granting consent:

The proposals involve internal and external alterations in association with reinstating the building back as a single dwelling. As the building was historically a single dwelling, reverting the flats back to single family dwelling would be supported.

The proposed internal alterations have been amended as the original plans were considered harmful to the listed building. The revised internal alterations involve: removal of the ground floor kitchen created of a playroom/living room, reinstatement of the staircase from ground floor to lower ground floor, all existing spotlights to be removed and replaced with pendent lights, the lower ground floor to be opened up but with the central wall retaining the nibs and downstands and a double door added to preserve the legibility of the original floor plan. On the first floor, a pre-existing and covered-up doorway into the bathroom will be reopened, but furnished with a jib door. These alterations to the property are not considered to cause undue harm to the integrity of the heritage asset and would therefore be welcomed.

At lower ground floor it is proposed to remove part of the existing rear wall and lower its floor level. The proposal incorporates a modest single storey rear extension measuring 4.4m wide, 1.3m deep and 2.6-2.9m in height. The extension would have a lean-to glazed roof, with the doors and windows of the extension to be in a crittal-style grey steel framework. The floor is to be excavated and lowered by 250mm to allow for the installation of under-floor heating system. The extension and proposed works are considered to be sympathetic and subordinate in form, scale, materials and design.

The lower terrace will also be extended into the garden by 2.7m with new reinforced concrete slab, retaining wall and external steps. These are considered to be acceptable.

Further external alterations proposed involve: the existing front and rear windows to be repaired and refurbished; the front and rear dormer windows to be refurbished; non-original rear windows and doors to the ground floor to be replaced with new timber framed sash windows; 2 side windows and door to be relocated and/or replaced; and the rear ground floor staircase to be removed and the balconies metalwork to be restored. These alterations are minor and would match closely with the existing windows/doors/balconies and are considered acceptable.

The proposal will not result in the removal of any original features of the host building and therefore would not result in the loss of any historic character or fabric of the listed building. Overall the extension and alterations would not harm the special interest of the host listed building.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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.

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 2021.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer