

Application ref: 2022/0877/P
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Date: 13 April 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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planning@camden.gov.uk

www.camden.gov.uk/planning

Dartel Design Ltd.
8 Venture Close
Bexley
London
DA5 3PU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**36 Eton Avenue
London
NW3 3HL**

Proposal:

Conversion of 2 self-contained flats (1x 2-bed and 1x 3-bed) to create a 4-bed self-contained flat on the lower and upper ground floors; alterations to openings and associated works

Drawing Nos: Site Location Plan at 1:1250; Site Plan at 1:500; EA36-001-OC-GA-LGFL-EX Rev E; EA36-002-OC-GA-LGFL-PR Rev E; EA36-003-OC-GA-GFL-EX Rev A; EA36-004-OC-GA-GFL-PR Rev E; EA36-005-OC-GA-S1-EX&PR Rev E; EA36-006-OC-GA-S2-EX&PR Rev D; EA36-007-OC-GA-SE-EX&PR Rev E; EA36-008-OC-GA-FE-EX&PR Rev D; Heritage, Design & Access Statement (dated January 2016, Dartel Design)

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: Site Location Plan at 1:1250; Site Plan at 1:500; EA36-001-OC-GA-LGFL-EX Rev E; EA36-002-OC-GA-LGFL-PR Rev E; EA36-003-OC-GA-GFL-EX Rev A; EA36-004-OC-GA-GFL-PR Rev E; EA36-005-OC-GA-S1-EX&PR Rev E; EA36-006-OC-GA-S2-EX&PR Rev D; EA36-007-OC-GA-SE-EX&PR Rev E; EA36-008-OC-GA-FE-EX&PR Rev D; Heritage, Design & Access Statement (dated January 2016, Dartel Design)

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission-

Planning permission is sought for the conversion of 2 self-contained flats to create 1 self-contained duplex flat, plus alterations to openings and associated works. The proposed works are similar to those approved under application references 2015/7157/P and 2016/1163/L in 2016. This application differs insofar as it does not include changes to the openings on the side elevation.

The alterations to openings at lower ground floor level would not harm the character and appearance of the host building or detract from its historical significance. Neither would these works impact on the character and appearance of the conservation area.

The net loss of 1 self-contained flat is considered to be acceptable because Policy H3 of the Local Plan generally only resists development which involves the net loss of 2 or more homes and there have been no other applications at the host building which involve a reduction in the number of individual dwellings. The proposed duplex flat would far exceed the space standards for a 4-bed 8-person 2-storey dwelling (over 320 sqm compared to a requirement of 124 sqm) and it is considered that it would provide a good standard of living for the occupiers in terms of layout, room sizes, aspect, natural light and ventilation, storage space etc.

On the basis that the same owners will be returning to the enlarged flat, there is no requirement to provide cycle parking facilities or to secure the enlarged dwelling as car-free. Given the limited nature of the works, there is no requirement for a Construction Management Plan either.

It is not considered that the proposal would cause any harm to neighbouring properties, both within and outside the host building. The use of the building would remain residential. The reduction in the number of individual flats in the building may even bring benefits in terms of reduced comings and goings.

No valid objections have been received prior to making this decision. The application site's planning history and relevant appeal decisions 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the 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 H3, H7, A1, D1, D2, T1, T2 and T4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the provisions of the National Planning Policy Framework 2021.

- 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 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 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 typed name.

Daniel Pope
Chief Planning Officer