

Application ref: 2022/0312/L  
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Date: 13 April 2022

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Dartel Design Ltd.  
8 Venture Close  
London  
DA5 3PU

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**36 Eton Avenue  
London  
NW3 3HL**

Proposal:

Internal and external alterations associated with the conversion of 2 self-contained flats to create a 4-bed self-contained flat on the lower and upper ground floors

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 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: 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: 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 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Detailed drawings, including sections, at 1:10 of the new stair design;
- b) Detail drawings at 1:10 of all new joinery and fittings;
- c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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-

Listed building consent is sought for the conversion of 2 self-contained flats to create 1 self-contained duplex flat, plus alterations to openings and associated internal works. The proposed works are similar to those approved under application reference 2016/1163/L in 2016. This application differs insofar as it does not include changes to the openings on the side elevation. The proposed internal joinery at lower ground floor also differs (related to the retention of the side access door).

The proposal to convert the 2 lower flats in the host building into 1 self-contained flat over two levels is considered to be acceptable insofar as the building was originally 1 dwelling which has been subdivided in the past.

Internally, the upper ground floor flat retains a notably higher amount of historic features, including timber wall panelling and fireplaces in the principal rooms. These features, as well as the original plan form, will be retained which is welcomed.

The new stairs will be located under the existing main staircase in the building, where it appears there was formerly a flight of stairs (due to the remnants of a stair banister). This is considered to be an appropriate location, particularly because it would prevent the works impacting on the existing upper ground floor kitchen space, which occupies an area of significance in the listed building and is characterised by a high quality stained glass window which is likely to be original.

At the lower ground floor level, the building has already undergone alterations which have impacted upon the original plan form and there are less historic features at this level. The proposed changes to the room layout and dividing walls are considered to be acceptable, particularly because the plan form on the upper ground floor level would be retained.

Externally, the alterations to openings at lower ground floor level would not harm the character and appearance of the building or detract from its historical significance.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policy D2 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 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer