

Application ref: 2021/5763/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 16 August 2022

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Cube Planning  
20-22 Wenlock Road  
London  
N1 7GU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**20 Eton Villas**  
**London**  
**NW3 4SG**

Proposal: Conversion of two self-contained flats into single family dwelling, installation of new external staircase to garden and Juliet balcony at upper ground floor level all to the rear elevation.

Drawing Nos: 097-E-000; 097-E-001; 097-E-100; 097-E-102; 097-E-103; 097-E-104; 097-E-200; 097-E-201; 097-E-202; 097-E-300; 097-E-301; 097-E-302; 097-A-100; 097-A-101; 097-A-102; 097-A-103; 097-A-104; 097-A-200; 097-A-201; 097-A-202; 097-A-300; 097-A-301; 097-A-302; 097-A-305; Supplementary Information dated 18.07.2022 and revised Design and Access Statement commissioned by Hasslebrand date 10.08.2022.

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: 097-E-000; 097-E-001; 097-E-100; 097-E-102; 097-E-103; 097-E-104; 097-E-200; 097-E-201; 097-E-202; 097-E-300; 097-E-301; 097-E-302; 097-A-100; 097-A-101; 097-A-102; 097-A-103; 097-A-104; 097-A-200; 097-A-201; 097-A-202; 097-A-300; 097-A-301; 097-A-302; 097-A-305; Supplementary Information dated 18.07.2022 and revised Design and Access Statement commissioned by Hasslebrand date 10.08.2022.

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 policy 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 two flats into a single family dwellinghouse, the installation of a Juliet balcony to the rear and replacement of the existing external metal staircase and balcony. The works also include replacement / repaired external windows / doors.

The proposals would result in the loss of 1 x 2Bed and 1 x 3Bed flat to create a single family dwellinghouse. Policy H3 of the Local Plan states that the net loss of one home is acceptable when two dwellings are being combined into a single dwelling. The proposal would combine two flats to create large single dwelling, which is in accordance with the requirements of Policy H3 and considered acceptable. Furthermore, the works reinstate the building to its original condition as a single family dwellinghouse.

Policy T2 states that with redevelopment schemes the Council will consider retaining car parking ability where it can be demonstrated that the existing occupiers are to return to the address when the development is completed. The applicant has confirmed that they will be returning to the site once works are complete and so the Council would not look to secure the development as car free. Furthermore, the proposal involves the loss of a dwelling which represents a reduced impact in terms of car parking and parking stress which accords with the overall aims of Local Plan Policy T2.

The window to the rear would be replaced with a new door and a metal railing is proposed for a new Juliet balcony to the rear ground floor. The proposed Juliet balcony is considered to be acceptable in terms of design and would match those at the immediate neighbour at 19 Eton Villas. The design, scale, siting and materials of the door and railings would be in keeping with the character and appearance of the host property and wider conservation area,

and as such the character and appearance of conservation area would remain preserved.

The proposed Juliet balcony to the rear would not have an impact that would be detrimental to the neighbouring amenity in terms of loss of privacy, overlooking nor outlook.

No objection was received during the course of this application and the site's planning history was considered in the determination of this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies G1, H3, A1, D1, D2, and T2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and 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](http://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 printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer