

Application ref: 2022/0134/L  
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**Development Management**  
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Cube Planning  
20-22 Wenlock Road  
London  
N1 7GU

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

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

Proposal: Internal and external alterations including removal of non-original partitions, repair of existing windows, installation of new window at lower-ground, new external staircase connecting the upper/lower ground floors, installation of new internal staircase at basement level and Juliet balcony at upper ground floor level all associated with the conversion of two self-contained flats into single family dwellinghouse.

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 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: 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: 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 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.

- 4 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) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) 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: 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 Reason for granting consent-

Listed building consent is sought for the installation of a Juliet balcony to the rear and replacement of the existing external metal staircase and balcony. The existing timber sash windows to the front elevation at lower-ground, the existing non-original front door to be replaced with painted panelled timber door ground and first floor floors would be refurbished, the existing stucco facade to

be fully cleaned, existing mortar lines raked out, repaired where necessary and repainted and portico to be fully cleaned, existing mortar lines raked out, repaired where necessary and fully repainted. Internally at lower ground floor level it is proposed to install a new staircase and opening added to give access from ground floor to lower ground floor, the non-original walls would be removed to open up the lower ground floor and proportion of the stud walls removed. At upper-ground floor level its proposed to install a new staircase and opening added to give access from ground floor to lower ground floor, the existing timber doors to be removed and replaced with new single glazed painted timber doors, the existing walls to be rearranged to create functional layout and the existing opening to be blocked up creating a separate bedroom.

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 doors and railings would be in keeping with the character and appearance of the host property.

The fenestration to would be refurbished fully stripped back, repaired where necessary and repainted to match existing. Existing non original timber framed doors to the lower and ground floor to the rear to be removed and replaced with new painted timber framed glass doors. Frame and stiles to be made as slim as possible to be in keeping with the rest of the timber doors and windows to the rear elevation. The door replacement are considered as positive alterations that replace units that are non-original and detract from the property the front door is unfortunately beyond repair. With regards to any windows that need replacing it is proposed to match the existing in aesthetics, scale and proportions as closely as possible. Details of the proposed door and window replacement will be conditioned this would ensure that the replacement fenestration works will cause no harm to the special interest of the grade II listed building or to the character and appearance of the host building.

Existing portico would be fully cleaned, existing mortar lines raked out, repaired where necessary and fully re painted to match neighbouring property No.19. Likewise the stucco façade would be fully cleaned, existing mortar lines raked out, repaired where necessary and fully repainted. However, any new mortar shall be lime based with flush/recessed pointing. This will ensure no harm to the special interest of the grade II listed building.

Between raised ground and lower ground floors levels a new internal staircase is proposed. An opening would be created to give access from ground and lower-ground floors.

- 2 Existing bathroom and associated non original walls to be removed to open up the lower ground floor plan and accommodate new kitchen and dining room as well bring natural light deeper into the plan. The existing non original stud walls removed and new arrangement made to provide an improved layout for a family dwelling. Majority of the works relates to non-original walls and are considered not to result in additional harm to the significance of the building.

Internally it is proposed to create a new opening for a larger bedroom at first

floor level the room would be legible and the works would be reversible without the original plan for of the room being lost. The existing walls would be rearranged to create more efficient layout and an existing opening to be blocked up creating a separate bedroom.

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 (ERR) 2013.

As such, the proposed development is in general accordance with Policy D2 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.

- 3 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer