

Application ref: 2021/4136/L
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Date: 1 September 2022

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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planning@camden.gov.uk

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Peter Beardsley
160a Stapleton Hall Road
Stroud Green
London
N4 4QJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat A
59 Eton Avenue
London
NW3 3ET

Proposal:

Installation of vertical cycle racks with cover above and metal gate to side recess at lower ground level; alterations to front garden to include new steps, handrails, York stone stepping blocks and slabs.

Drawing Nos: ETN2-LD-001; ETN2-LD-103; ETN2-LD-104; ETN2-LD-105; ETN2-LD-100; ETN2-LD-101 Rev: A; ETN2-LD-102 Rev: A; Design and Access Statement Rev A 22 April 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 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 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 Notwithstanding the approved drawings, the canopy over the cycle racks should be made of zinc, details of which shall be submitted to and approved in writing by the local planning authority. A sample photo and drawings scale 1:10.

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 D2 of the London Borough of Camden Local Plan 2017.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

ETN2-LD-001; ETN2-LD-103; ETN2-LD-104; ETN2-LD-105; ETN2-LD-100; ETN2-LD-101 Rev: A; ETN2-LD-102 Rev: A; Design and Access Statement Rev A 22 April 2021.

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

Informative(s):

- 1 Reasons for granting LB consent:

The application building has a stepped front garden with soft landscaping in between the steps and in front of the front and side lightwell. The proposal would include some informal paving slabs of York Stone on the stepped soft landscape, new steps to the northeast corner of the plot, and a simple black railing in front of the lightwell. The vertical faces of the lightwell steps are faced and topped with uneven concrete paving slabs. The proposal would replace these with brick retaining walls to match existing. The proposed alterations would fit in with the existing soft landscaping and maintain the character and appearance of the host building as seen from the street.

The proposed vertical cycle racks, Topeak, would be located to the north-east side of the property behind a new metal gate, and they would fit within the height of the existing party wall. The racks would be made of metal and provide cycle space for 4 bicycles. Above the racks a small canopy is proposed to be made of zinc, details of which are to be secured by condition.

The proposed gate in front of the cycle rack would have a simple design and

be made of metal, which is consistent with the character of the building.

Due to their location at the lower level of the stepped front garden, the proposed gate and cycle racks would be screened from streetscene views and not cause harm to the significance of the listed building nor its setting.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013..

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

- 2 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.
- 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.
- 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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