

Application ref: 2022/2627/P  
Contact: Fast Track TC  
Tel: 020 7974  
Email:  
Date: 9 October 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Barbarella Design Ltd  
Unit 6A Princeton Court  
London  
SW15 1AZ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**2nd Floor**  
**7 Eton Avenue**  
**London**  
**Camden**  
**NW3 3EL**

Proposal:

Replacement of all windows with new wooden frame, double glazed, like-for-like windows  
Drawing Nos: E1A; 02; E3A; E2A; No.001; E4; W08 existing; Photo 23.06.2022

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: E1A; 02; E3A; E2A; No.001; E4; W08 existing; Photo 23.06.2022.

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 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).

- 2 Reasons for granting permission/consent-

The proposal is for the replacement of the double glazed timber sash windows. The windows are like for like (sash) except for the bathroom casement window, where the possibility of a sash window was explored, but not appropriate in this instance, given the internal arrangements.

The proposal is considered to preserve the character and appearance of the Belsize Park Conservation Area. 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.

The proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

One objection was received prior to making this decision, from the Belsize Conservation Area Advisory Committee. The objection was later withdrawn. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

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:

<https://www.gov.uk/appeal-householder-planning-decision>.

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