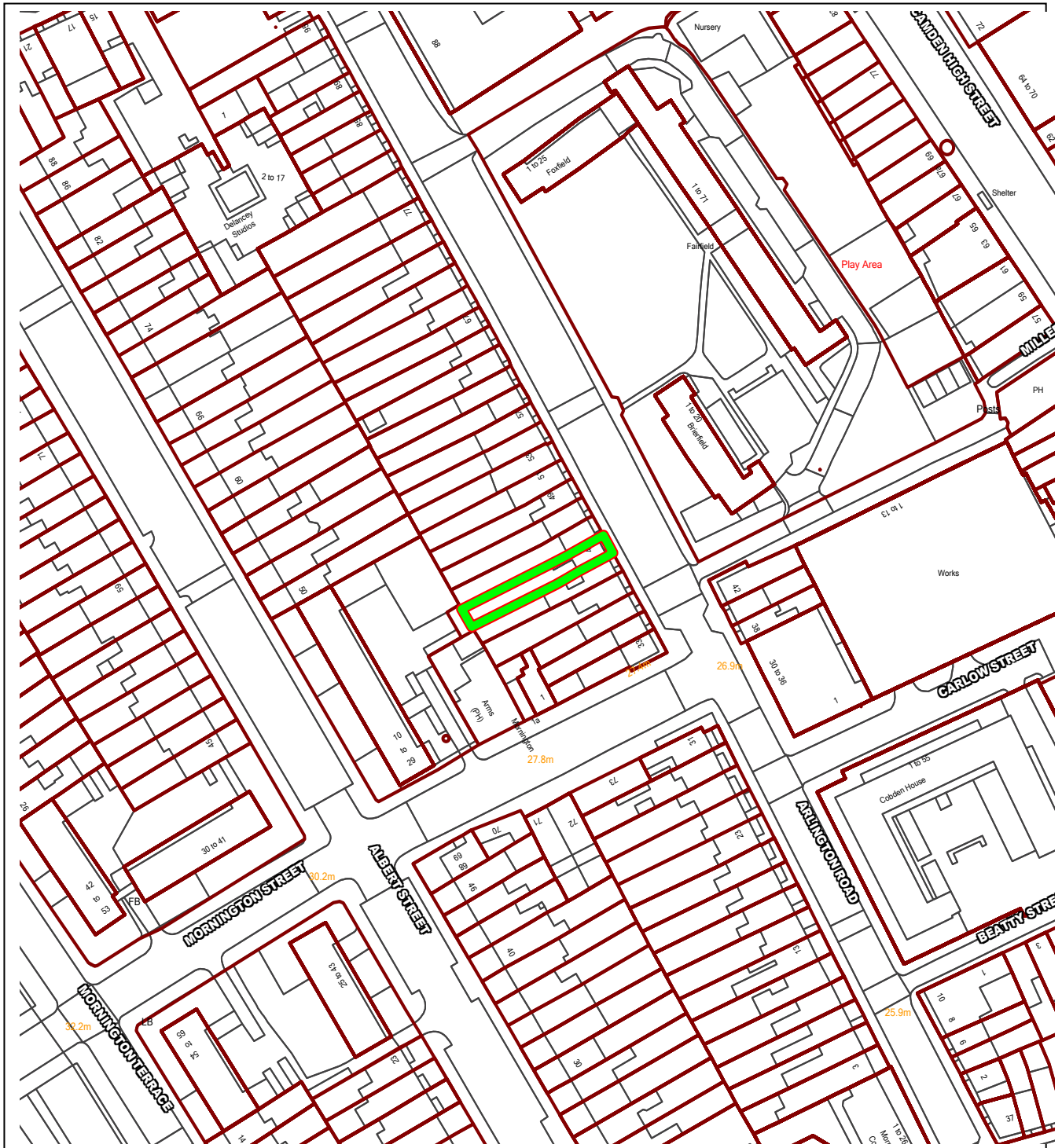


43 Arlington Road

2022/0016/P & 2022/0759/L



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Site Photos



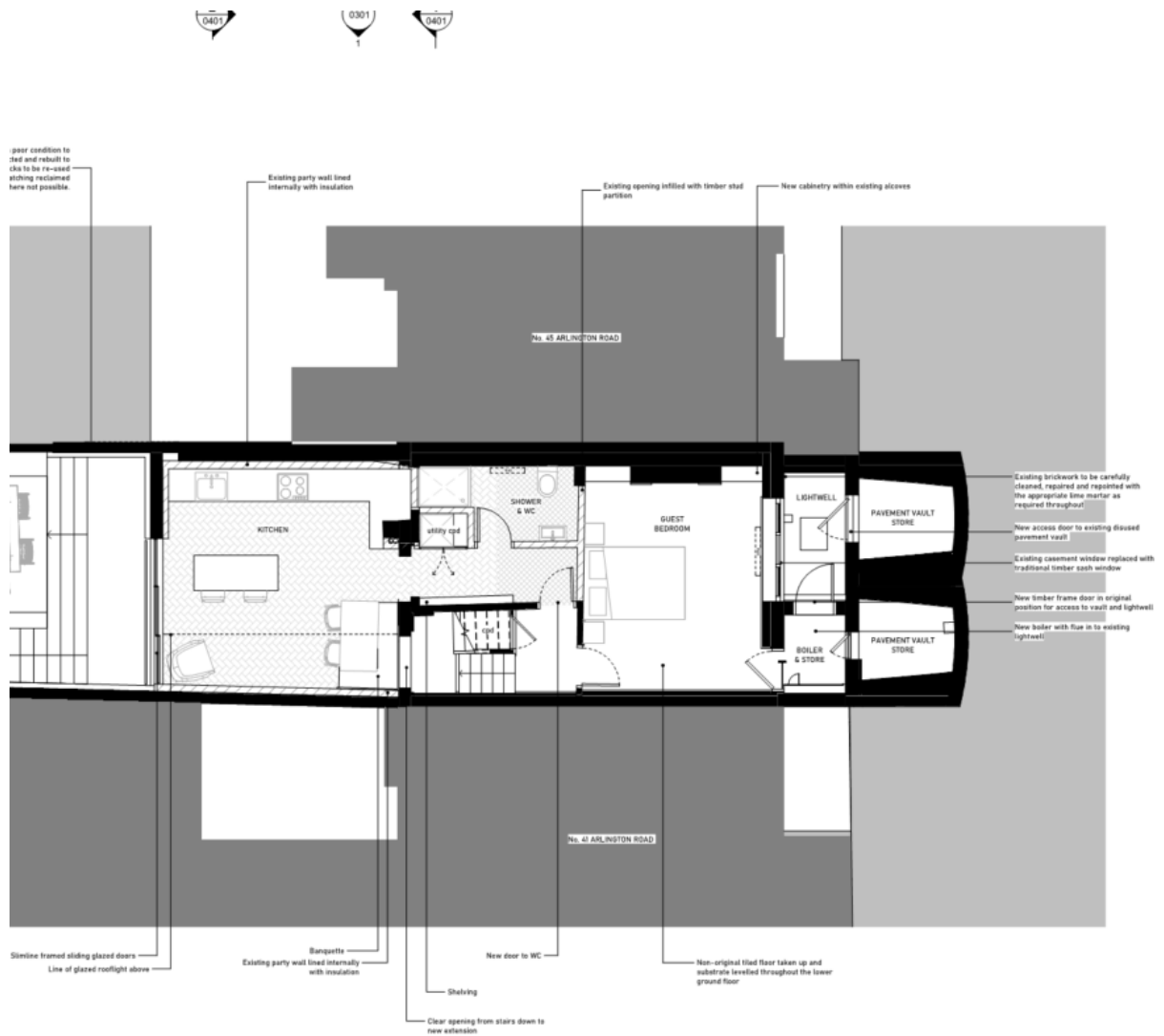
1. Photo of front elevation



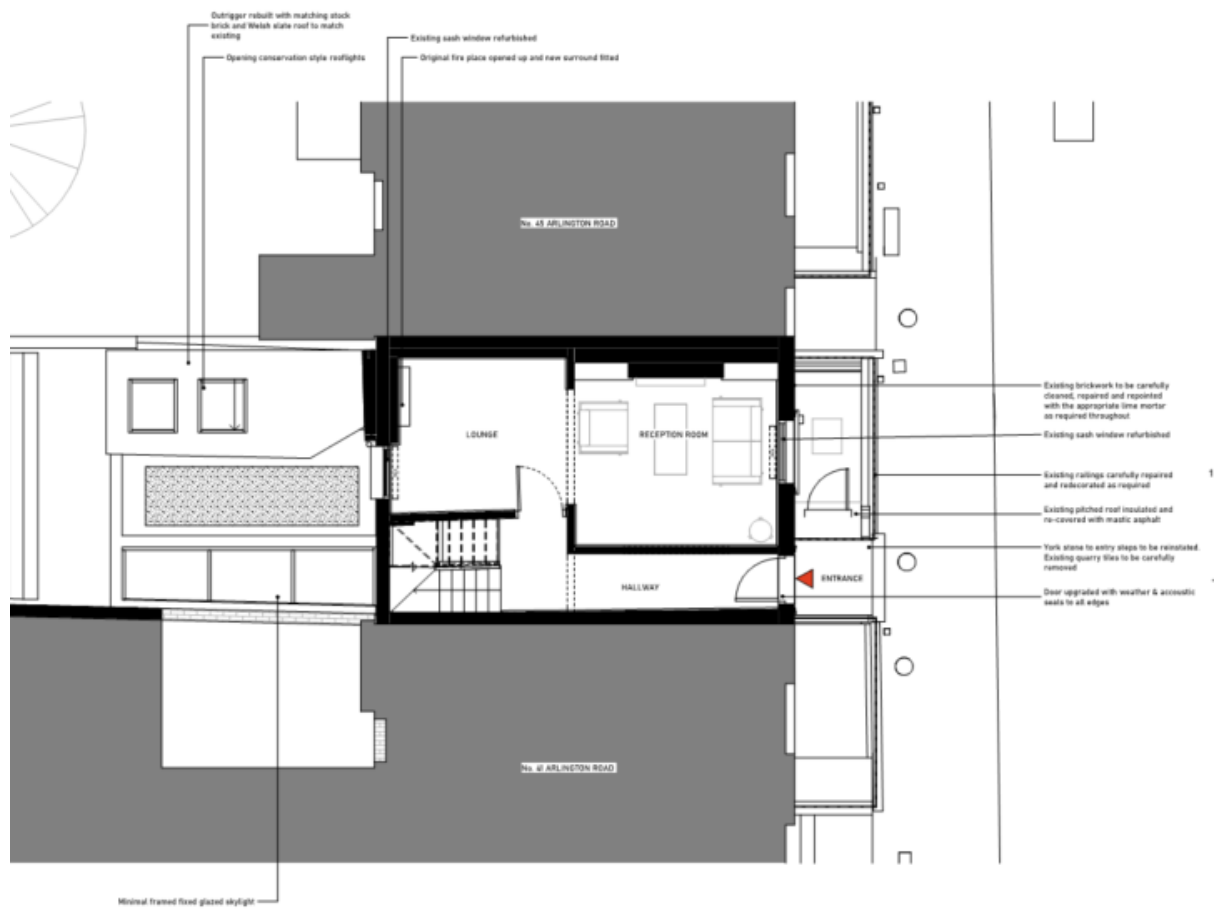
2. Photo of rear elevation



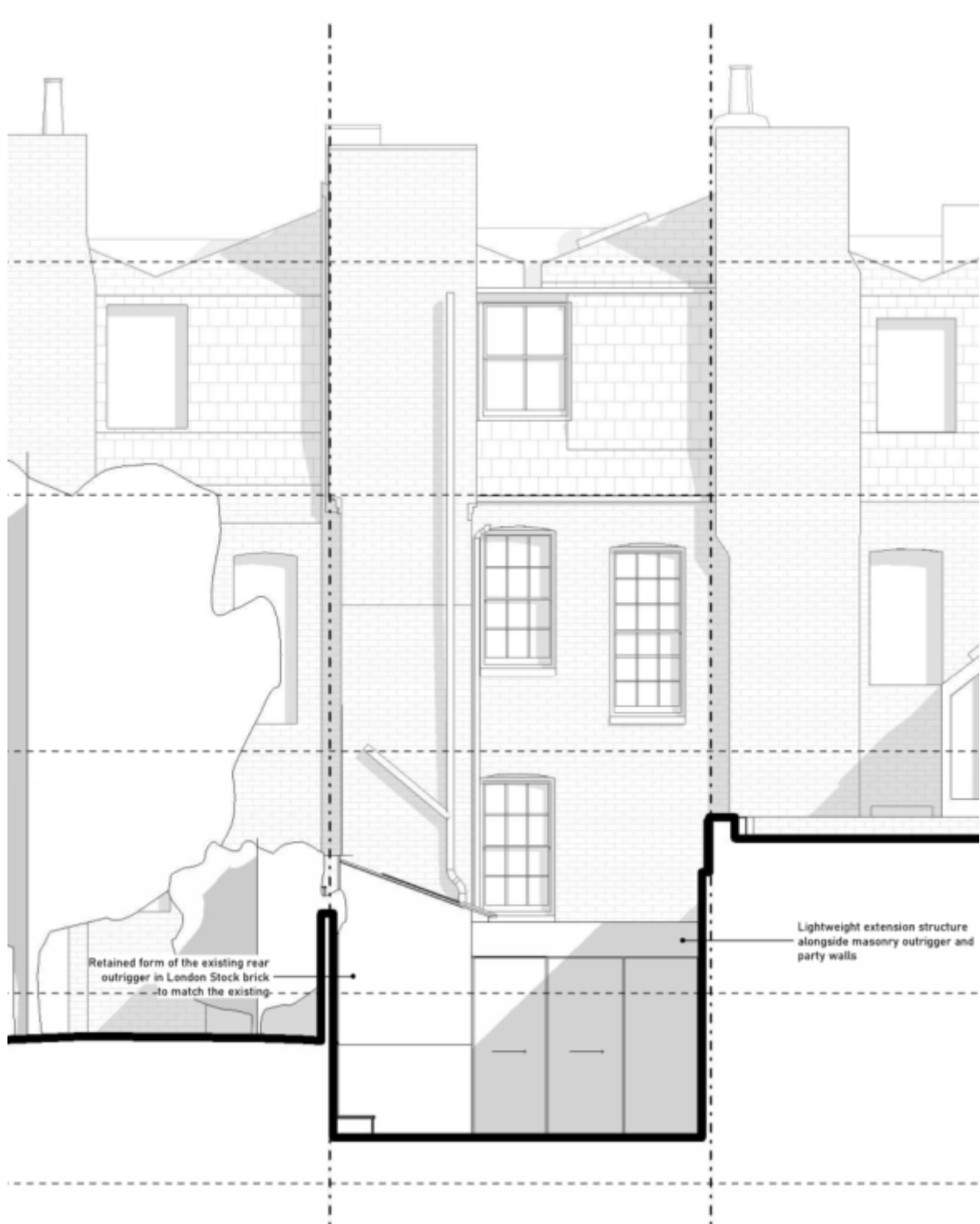
3. Aerial photo of rear elevations along the terrace



4. Proposed Lower ground floor plan



5. Proposed ground floor plan



6. Proposed rear elevation

Delegated Report		Analysis sheet		Expiry Date:		01/03/2022	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		27/03/2022	
Officer				Application Number(s)			
Edward Hodgson				i) 2022/0016/P ii) 2022/0759/L			
Application Address				Drawing Numbers			
43 Arlington Road London NW1 7ES				See Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposals							
Partial rebuild of existing rear projection and erection of rear lower ground infill extension, creation of new opening to front vault and installation of new timber door, reinstatement of York stone steps, replacement sash window to front lightwell, refurbishment of sash windows and brickwork cleaning and repair, and associated works.							
Recommendations:		i) Grant Conditional Planning Permission ii) Grant Conditional Listed Building Consent					
Application Type:		i) Householder Application ii) Listed Building Consent					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	01	No. of objections	00
Summary of consultation responses:	A site notice was displayed on 02/03/2022 and expired on 26/03/2022. A press advert was published on 03/03/2022 and expired on 27/03/2022. One letter of support was received by a neighbouring occupier at no. 41 Arlington Road.					
Camden Town CAAC	A letter of objection was received by the CTCAAC. Their objection can be summarised as follows: - The amount of glazing proposed, including roof glazing and the loss of traditional rear outrigger. The proposed extension does not relate to the traditional features of the listed building. <u>Officer's Response:</u> - Design and heritage are material planning considerations and are addressed in section 3 of the report. Please also see paragraphs 1.4 and 1.5 which outline the revisions made to the proposals to address officer concerns.					

Site Description

The site is located at no. 43 Arlington Road and comprises a residential mid-terraced house of three-storeys plus lower ground floor. It is constructed of London stock brick with timber sash windows and stucco at lower ground and ground floor. The rear of the properties along this terrace are noted for their large chimney breasts. There is an existing historic rear projection at ground floor level with a mono-pitched slate roof.

The site is located in the Camden Town Conservation Area, and forms part of the Grade II listed terrace, including nos. 33-57 (odds) Arlington Road, and no. 39-51 (odds) Arlington Road.

Relevant History

Application Site:

2011/6157/P – Erection of a single storey rear extension at lower ground floor level to residential dwelling (Class C3). **Refused - 02/02/2012**

Reason for refusal:

1) The rear extension, by reason of its bulk, height and design, would result in a dominant addition which would harm the special architectural interest of the listed building, the character and appearance of the listed terrace of which it forms part and of the Camden Town Conservation Area, contrary to policy CS14 (promoting high quality places and conserving our heritage) of the London Borough of Camden Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the Camden Local Development Framework Development Policies.

2011/3358/P – Erection of a single storey rear extension with gable roof at lower ground floor level to residential dwelling (Class C3). **Refused - 20/10/2011**

Reason for refusal:

1) The rear extension, by reason of its bulk, height and design, would result in a dominant addition which would harm the special architectural interest of the listed building, the character and appearance of the listed terrace of which it forms part and of the Camden Town Conservation Area, contrary to policy CS14 (promoting high quality places and conserving our heritage) of the London Borough of Camden Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the Camden Local Development Framework Development Policies.

2004/2826/P – Demolition of existing single storey rear extension and erection of a new larger single storey rear extension. **Granted - 03/09/2004**

Neighbouring Properties:

41 Arlington Road

2017/4350/P & 2017/4919/L - Demolition and rebuilding of single storey rear conservatory at 1st floor level; replacement of 2 x non-original rear windows at ground and lower ground level with timber sash replacements; replacement of fenestration and 1 x new rooflight to single storey rear extension; and internal refurbishment including modification of layouts and internal openings. **Granted 28/09/2017**

37 Arlington Road

2006/0955/P - Erection of a single storey rear extension to provide additional habitable accommodation for the existing single family dwelling house and installation of a new metal stair

access to the front basement lightwell. **Granted - 20/04/2006**

Relevant policies

National Planning Policy Framework 2021

London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the Impact of Development

Policy A3 Biodiversity

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

Home Improvements CPG (2021)

Amenity CPG (2021)

Design CPG (2021)

Camden Town Conservation Area Appraisal and Management Plan (2007)

Assessment

1. Proposal

1.1 Planning permission and listed building consent is sought for the partial demolition and rebuild of the existing lower ground floor rear projection, the erection of a rear infill extension at lower ground floor, the installation of new doors in the front lightwell, minor other external works and internal alterations including new partitions and doors.

External Works:

1.2 In detail, the proposed development seeks to partially demolish and rebuild the single storey rear extension wall in London stock brick and Welsh slate roof materials, and to erect a single storey flat roof extension that would infill the existing patio area next to the existing rear projection. The infill extension would be marginally setback from the depth of the existing rear projection. A green roof and glazed rooflight are proposed on the roof of the new extension, and two conservation-style rooflights are proposed on the existing rear projection.

1.3 To the front, existing railings would be repaired, stucco at lower ground and ground floor would be cleaned, and a York stone step would be instated to the entrance door. In the front lightwell at basement level, it is proposed to install a new door from the proposed boiler room to access the lightwell and a new door to access the pavement vault store from the lightwell area. General repair of the existing sash windows and front entrance door is proposed.

Revisions to external works:

1.4 The proposed development has been significantly re-designed following comments from the Council. More of the existing rear projection would be retained, a proposed window on the rear elevation of the existing projection has been removed, and the depth of the proposed infill extension has been reduced.

1.5 Regarding the proposed rooflights and glazing, the design has been revised to feature two opening conservation style rooflights. The proposed installation of double glazing on the sash windows has been removed from the scheme to retain the original character and patina of the single

glazing. The originally proposed encaustic front step has been replaced by a York stone step.

Internal Works:

1.6 At basement level, it is proposed to reinstate a timber stud partition between the front and back rooms. A new door at lower ground floor to access the new extension is proposed. At ground floor, a blocked-up fireplace would be opened, and a surround installed. A non-original opening in the chimney breast at ground floor would be infilled.

2. Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design and Heritage
- Amenity

3. Design and Heritage

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within listed buildings or conservation areas that fails to preserve or enhance the character and appearance of the heritage asset. Policy D2 will not permit development that results in harm that is less than substantial to the significance of the heritage asset unless the public benefits of the proposal significantly outweigh that harm.

3.2 CPG 'Home Improvements' requires rear extensions to be secondary to the main building, be built from sympathetic materials, respect and preserve the original design and proportions of the building and its architectural features, be carefully scaled in terms of height, width and depth, and allow for the retention of a reasonably sized garden.

3.3 The Camden Town Conservation Area Management Strategy states that there are many examples of historic rear elevations and rear extensions will not be acceptable where they would compromise this special character.

3.3 As the application site is situated within a Conservation Area and the building is Grade II listed, the following statutory provisions are relevant to the determination of these applications: Section 16, 72 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3.4 Sections 16 and 66 require that in considering whether to grant listed building consent or planning permission for development which affects a listed building, the local planning authority shall have special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest.

3.5 Section 72 of the Act requires that in considering whether to grant planning permission for development which affects a conservation area, the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of the conservation area.

3.6 The NPPF terms listed buildings designated heritage assets. Section 16 of the NPPF provides guidance on managing change to designated heritage assets through the planning system, including avoiding or justifying harm to the special architectural or historic interest of listed buildings. Paragraph 202 states that "less-than-substantial harm" to a designated heritage asset should be weighed against the public benefits secured by the proposals.

3.7 The significance of the listed building derives from its architectural design and materials, planform, and its positive contribution to the character and appearance of the Camden Town Conservation Area.

Single storey infill rear extension

3.8 The revised single storey infill extension would be marginally set back behind the line of the existing rear projection. Consequently, it would read as visually subordinate to the host building and be subservient to the historic appearance of the listed building and would not harm the character of rear elevations along the terrace. The use of masonry and slimline sliding doors are considered to be appropriate and sympathetic to the host building. Although sliding doors are a more contemporary addition, their location at lower ground level would ensure the character and appearance of the majority and most visible floors of the historic rear elevation was preserved. An acceptable amount of rear garden space would be retained. The proposed rooflight would be subordinate to the roof form and the green roof would soften the appearance of the extension while enhancing the biodiversity in the rear garden.

Alterations to existing rear projection

3.9 The existing rear projection is only historic at the point closest to the house and over the years has been significantly altered. The original doorway has been bricked up and it is currently accessed through a non-original opening in the rear chimney breast. The scheme has been revised to retain much of the surviving brick work. The existing cranked plan would be retained and thus the legibility of the rear projection would be maintained as the existing form, scale and roof profile would be retained. Two non-original rooflights would be replaced with conservation-style rooflights which would be flush to the roof and are considered acceptable. The revised plans have reduced the amount of proposed glazing and it is considered that there would be an acceptable ratio between glazing and solid on the rear elevation. Given the retention of the form and profile of the rear projection, and the minimal loss of non-historic fabric, it is considered that in this instance and location the interventions are acceptable.

New doors to lightwell area and other external works

3.10 The installation of two new doors to the front lightwell area is considered acceptable in principle due to their discrete location and limited visibility from the public realm. A condition requiring further details of the doors is secured on the decision notice. The proposed cleaning of stucco at lower ground and ground floor is considered acceptable. Any other cleaning of brickwork is required to be done as carefully and sensitively as possible so as not harm the patina of the historic bricks. A condition is attached requiring further details and samples of cleaned brickwork. The installation of a York stone step would reinstate an original historic feature and is appropriate for the building. A condition is attached requiring a method statement and sample prior to installation. The general repair of sash windows and the entrance door are considered to be minor interventions that would preserve the character and appearance of the host building and conservation area and ensure the longevity of these original features.

Internal Works

3.11 The proposed timber stud partition to separate the front and back rooms at lower ground level would reinstate an original partition and is considered acceptable. This would require the installation of a new door to access the proposed extension from the internal staircase. These alterations would preserve the historic plan form of the listed building and are thus acceptable. At ground floor, the opening up of the original fireplace would reinstate a historic feature which is acceptable.

3.12 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

3.13 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.

3.14 The proposals have been reviewed by the Council's Conservation Officer who confirms that following the revisions, overall, the proposed development would have a modest scale and projection, be sympathetic to the character and appearance of the host building and would be in keeping with the wider Camden Town conservation area. The proposal is not considered to harm the character and appearance or significance of the listed building and conservation area, and therefore complies with policies D1 and D2 of the Camden Local Plan 2017.

4. Amenity

4.1 Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development. This is supported by CPG Amenity.

4.2 By virtue of the nature, location and height of the proposed extension at lower ground floor level, which is set below the height of the boundary walls, and given that both adjoining neighbours have rear extensions, it is not considered to cause any adverse impacts to the amenity of neighbouring residential occupiers by ways of overlooking or result in a loss of daylight/sunlight.

4.3 While the proposed extension will feature a glazed door and rooflight, the resulting level of lightspill during the evening is not considered to be excessive, particularly given the number of similar approved extensions on the rear elevations of neighbouring properties.

4.4 Given the location and size of the new glazed rooflight on the extension, and two conservation style rooflights, lightspill from the extension would have a minimal impact on the upper floor windows in the rear elevations of neighbouring properties and are considered acceptable.

5. Recommendations

- i) Grant conditional planning permission
- ii) Grant conditional listed building consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 26th June 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/0016/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 22 June 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Built Works Ltd
3-5 Bleeding Heart Yard
London
EC1N 8SJ
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
43 Arlington Road
London
NW1 7ES

Proposal:

Partial rebuild of existing rear projection and erection of rear lower ground infill extension, creation of new openings to front vault and installation of new timber door, reinstatement of York stone steps, replacement sash window to front lightwell, refurbishment of sash windows and brickwork cleaning and repair, and associated works

DECISION

Drawing Nos: Site Location Plan BW110 -BW -ZZ -ZZ -DR -A -E0001, BW110 - BW - E0002 Rev A, BW110 -BW -ZZ -B1 -DR -A -E0009 Rev A, BW110 -BW -ZZ -00 -DR -A -E0010 Rev A, BW110 -BW -ZZ -01 -DR -A -E0011 Rev A, BW110 -BW -ZZ -02 -DR -A -E0012 Rev A, BW110 -BW -ZZ -03 -DR -A -E0013 Rev A, BW110 -BW -ZZ -00 -DR -E0301 Rev A, BW110 - BW - ZZ - ZZ - DR - A - E0302 Rev A, BW110 - BW - ZZ - ZZ - DR - A - E0303 Rev A, BW110 -BW -ZZ -ZZ -DR -A -E0304 Rev A, BW110 - BW - ZZ - ZZ - DR - A - E0401 Rev A, BW110 -BW -ZZ -ZZ -DR -A -E0403 Rev A, BW110 -BW -ZZ -B1 -DR -A -0009 Rev C, BW110 -BW -ZZ -00 -DR -A -0010 Rev C, BW110 -BW -ZZ -ZZ -DR -A -0304 Rev B, BW110 -BW -ZZ -ZZ -DR -A -0302 Rev A, BW110 -BW -ZZ -ZZ -DR -A -0401 rev B, BW110 -BW - ZZ -ZZ -DR -A -0403 rev B, BW110 - BW - ZZ - ZZ - DR - A - 0002 rev A, BW110 -BW -ZZ - 01 -DR -A -0011 rev B, BW110 -BW -ZZ -ZZ -DR -A -0012 rev A, BW110 -BW -ZZ -ZZ -DR -A -0013

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:

Site Location Plan BW110 -BW -ZZ -ZZ -DR -A -E0001, BW110 - BW - E0002 Rev A, BW110 -BW -ZZ -B1 -DR -A -E0009 Rev A, BW110 -BW -ZZ -00 -DR -A -E0010 Rev A, BW110 -BW -ZZ -01 -DR -A -E0011 Rev A, BW110 -BW -ZZ -02 -DR -A -E0012 Rev A, BW110 -BW -ZZ -03 -DR -A -E0013 Rev A, BW110 -BW -ZZ -00 -DR -E0301 Rev A, BW110 - BW - ZZ - ZZ - DR - A - E0302 Rev A, BW110 - BW - ZZ - ZZ - DR - A - E0303 Rev A, BW110 -BW -ZZ -ZZ -DR -A -E0304 Rev A, BW110 - BW - ZZ - ZZ - DR - A - E0401 Rev A, BW110 -BW -ZZ -ZZ -DR -A -E0403 Rev A, BW110 -BW -ZZ -B1 -DR -A -0009 Rev C, BW110 -BW -ZZ -00 -DR -A -0010 Rev C, BW110 -BW -ZZ -ZZ -DR -A -0304 Rev B, BW110 -BW -ZZ -ZZ -DR -A -0302 Rev A, BW110 -BW -ZZ -ZZ -DR -A -0401 rev B, BW110 -BW -ZZ -ZZ -DR -A -0403 rev B, BW110 - BW - ZZ - ZZ - DR - A - 0002 rev A, BW110 -BW -ZZ -01 -DR -A -0011 rev B, BW110 -BW -ZZ -ZZ -DR -A -0012 rev A, BW110 -BW -ZZ -ZZ -DR -A -0013

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 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 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 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.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

Application ref: 2022/0759/L
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 22 June 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Built Works Ltd
3-5 Bleeding Heart Yard
London
EC1N 8SJ
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
43 Arlington Road
London
NW1 7ES

DECISION

Proposal:

Partial rebuild of existing rear projection and erection of rear lower ground infill extension, creation of new opening to front vault and installation of new timber door, reinstatement of York stone steps, replacement sash window to front lightwell, refurbishment of sash windows and brickwork cleaning and repair, and associated works

Drawing Nos: Site Location Plan BW110 -BW -ZZ -ZZ -DR -A -E0001, BW110 - BW - E0002 Rev A, BW110 -BW -ZZ -B1 -DR -A -E0009 Rev A, BW110 -BW -ZZ -00 -DR -A -E0010 Rev A, BW110 -BW -ZZ -01 -DR -A -E0011 Rev A, BW110 -BW -ZZ -02 -DR -A -E0012 Rev A, BW110 -BW -ZZ -03 -DR -A -E0013 Rev A, BW110 -BW -ZZ -00 -DR -E0301 Rev A, BW110 - BW - ZZ - ZZ - DR - A - E0302 Rev A, BW110 - BW - ZZ - ZZ - DR - A - E0303 Rev A, BW110 -BW -ZZ -ZZ -DR -A -E0304 Rev A, BW110 - BW - ZZ - ZZ - DR - A - E0401 Rev A, BW110 -BW -ZZ -ZZ -DR -A -E0403 Rev A, BW110 -BW -ZZ -B1 -DR -A -0009 Rev C, BW110 -BW -ZZ -00 -DR -A -0010 Rev C, BW110 -BW -ZZ -ZZ -DR -A -0304 Rev B, BW110 -BW -ZZ -ZZ -DR -A -0302 Rev A, BW110 -BW -ZZ -ZZ -DR -A -0401 rev B, BW110 -BW -ZZ -ZZ -DR -A -0403 rev B, BW110 - BW - ZZ - ZZ - DR - A - 0002 rev A, BW110 -BW -ZZ -01 -DR -A -0011 rev B, BW110 -BW -ZZ -ZZ -DR -A -0012 rev A, BW110 -BW -ZZ -ZZ -DR -A -0013

The Council has considered your application and decided to grant 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 BW110 -BW -ZZ -ZZ -DR -A -E0001, BW110 - BW - E0002 Rev A, BW110 -BW -ZZ -B1 -DR -A -E0009 Rev A, BW110 -BW -ZZ -00 -DR -A -E0010 Rev A, BW110 -BW -ZZ -01 -DR -A -E0011 Rev A, BW110 -BW -ZZ -02 -DR -A -E0012 Rev A, BW110 -BW -ZZ -03 -DR -A -E0013 Rev A, BW110 -BW -ZZ -00 -DR -E0301 Rev A, BW110 - BW - ZZ - ZZ - DR - A - E0302 Rev A, BW110 - BW - ZZ - ZZ - DR - A - E0303 Rev A, BW110 -BW -ZZ -ZZ -DR -A -E0304 Rev A, BW110 - BW - ZZ - ZZ - DR - A - E0401 Rev A, BW110 -BW -ZZ -ZZ -DR -A -E0403 Rev A, BW110 -BW -ZZ -B1 -DR -A -0009 Rev C, BW110 -BW -ZZ -00 -DR -A -0010 Rev C, BW110 -BW -ZZ -ZZ -DR -A -0304 Rev B, BW110 -BW -ZZ -ZZ -DR -A -0302 Rev A, BW110 -BW -ZZ -ZZ -DR -A -0401 rev B, BW110 -BW -ZZ -ZZ -DR -A -0403 rev B, BW110 - BW - ZZ - ZZ - DR - A - 0002 rev A, BW110 -BW -ZZ -01 -DR -A -0011 rev B, BW110 -BW -ZZ -ZZ -DR -A -0012 rev A, BW110 -BW -ZZ -ZZ -DR -A -0013

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 Detailed drawings in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings of all new doors at a scale of 1:10

b) Plan, elevation and section drawings, including jambs, head and cill, of all new door openings.

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.

- 5 Prior to the commencement of the relevant part of the works, a sample, including details of the York stone front step shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 6 A 1x1m sample panel of very gently cleaned brickwork shall be prepared on site for officers to review and approved in writing by the local planning authority before the relevant part of the work is begun.

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.

- 7 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) Manufacturer's specification details of all facing materials of the rear extension (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 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

Chief Planning Officer

DRAFT

DECISION