

Application ref: 2022/0759/L
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Built Works Ltd
3-5 Bleeding Heart Yard
London
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United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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 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:

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

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 1 x 1m 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



Daniel Pope
Chief Planning Officer