

Application ref: 2023/4756/L  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 31 January 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Oval Road Ltd.  
31 Oval Road  
London  
NW1 7EA

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Ground Floor Flat**  
**17 Arlington Road**  
**London**  
**NW1 7ER**

Proposal:

Erection of a single storey rear extension and internal renovation to the existing ground floor flat.

Drawing Nos: 570-100-E; 570-101-E; 570-200-E; 570-301-E; 570-101-P REVA; 570-200-P REVA; 570-200-P REV A; 570-300-P REVA; 570-301-P REVA; /570-300-E;

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:

570-100-E; 570-101-E; 570-200-E; 570-301-E; 570-101-P REVA; 570-200-P REVA; 570-200-P REV A; 570-300-P REVA; 570-301-P REVA; /570-300-E;

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.

#### Informative(s):

- 1 Reasons for granting listed building consent:

17 Arlington Road is a Grade II listed three-storey house with a lower ground floor. The building is part of a terraced street in the Camden Town Conservation Area, built circa 1840 in a style typical of the period, which occupies a long yet slim plot with a garden to the rear. The host property forms part of an arrangement of terraced houses; built from London stock brick, window surrounds are picked out in white render with Juliet balconies provided to the front. A parapet conceals the pitch of the valley roof from the front elevation.

Listed building consent is sought for the erection a single storey rear ground floor extension with a new patio area, internal alterations including demolition of the existing conservatory and reinstatement of the wall finish to the internal staircase wall.

Externally, the conservatory located at ground floor level is non-original and its removal would not involve the loss of any historic fabric. The proposed new rear extension would be constructed along the boundary with no. 19 Arlington Road which would have a similar massing and scale as the neighbour's rear addition thus, the proposed extension would read as a subordinate addition to the host building. The single storey rear addition would be constructed using hardwood cladding with aluminium framed windows with fixed panel and door set which leads into the rear garden. The proposed materials would be sympathetic to the host building and proposed extension and alteration would not harm the special interest, fabric and appearance of the listed building.

At ground floor level the internal wall of the staircase would be reinstated. The internal works would enhance the character of the listed building.

Special regard has been attached to the desirability of preserving or enhancing 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.

Comments were received from no 15 Arlington Road who raised concerns with the existing window to the flank (south) elevation. However, as no changes are proposed to the south elevation, the proposal is unlikely to have any impact with the neighbours amenity.

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 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 2023.

- 2 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 2023.

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