

Application ref: 2023/4769/P
Contact: Fast Track GG
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Date: 24 April 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

www.camden.gov.uk/planning

Studio Hatcham Architects LLP
70 Cowcross Street,
London
EC1M 6EJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

127 Arlington Road
London
NW1 7ET

Proposal:

Replacement of sash windows and door with double glazed sash windows and door to the front basement and replacement of rear French doors with double glazed doors.

Drawing Nos: 0115_1_001; 0115_1_101; 0115_3_101 Rev A; Windows Details & Specification Rev B revised on 17.04.24 (x9 pages); Design and Access Statement received on 08.11.23; Heritage Statement Rev A revised on 10.04.24 (x6 pages).

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: 0115_1_001; 0115_1_101; 0115_3_101 Rev A; Windows Details & Specification Rev B revised on 17.04.24 (x9 pages); Design and Access Statement received on 08.11.23; Heritage Statement Rev A revised on 10.04.24 (x6 pages).

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.

Informative(s):

- 1 Reasons for granting permission.

The property is a grade II Listed Building, dating from the mid nineteenth century. It is one of twenty-three town houses, three storeys in height above a basement.

The buildings' special interest is partly derived from their front façade due to its architecture, façade hierarchy and its contribution to the wider terrace and townscape.

The building is within the residential sub area of the Camden Town Conservation Area, which is characterised by late eighteenth and early nineteenth century terraces of townhouses, constructed from stock brick and stucco. Uniformity of design and repetition of elements are an important feature on these buildings, which form part of the character and appearance of the area.

This application seeks approval to replace one non-original sash window and one non-original door to the basement on the front elevation and non-original French doors to the basement on the rear elevation with double glazed timber replicas. The unsympathetic security bars and shutter would be removed from the front window and door which offers an enhancement to both the listed building and the conservation area.

The existing window and doors are non-original so their replacement would not result in the loss of any historic fabric. Following officers' concerns and in order to match existing windows on the upper floors of the property, the proposal has been revised during the course of the application to include integral glazing bars to the front window. The proposed front window would be double glazed multi paned sliding sash windows, with integral bars and is therefore almost identical in appearance to the existing. It would sit harmoniously on the building and within the wider terrace.

Neither of the existing glazed doors are original features. In both cases they

are to be replaced with glazed doors without glazing bars. The front door is hidden away under the entrance steps and therefore it would not be particularly visible or seen in conjunction with the rest of the façade. On the rear elevation the doors are seen as distinct from the rest of the fenestration above on the façade, and therefore they would not look out of place.

The application has been advertised in the press and by means of a site notice. The Camden Town CAAC was consulted but did not comment.

The site's planning history has been taken into account when making this decision.

The proposal would not harm the special interest of the listed building, the setting of the wider listed terrace or the character and appearance of Camden Town Conservation Area. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Given the modest nature of the proposal, it would not result in any harm to neighbouring amenity in terms of loss of light, outlook or privacy and is considered acceptable.

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 2023.

- 2 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).
- 3 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.
- 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.

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-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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer