

Application ref: 2023/5138/L
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Date: 24 April 2024

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Studio Hatcham Architects LLP
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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: 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: 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.

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 proposed work is considered not to impact on the significance of the building.

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.

Special regard has been attached to the desirability of preserving the listed building 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 (ERR) 2013.

As such, the proposal is in general accordance with policy 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 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer