

Application ref: 2024/1376/P
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Date: 16 August 2024

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Fourwalls London Construction Ltd
27B Grosvenor Park
London
SE5 0NH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
161 Arlington Road
London
NW1 7ET

Proposal:

Removal of existing rear conservatory and erection of a two storey, ground and first floor rear extension with a rear basement extension (with a rear lightwell) below. Replacement of all windows with double glazed hardwood sash windows and UPVC double glazed windows (rear). See also Listed Building Consent application 2024/1821/L for associated internal works.

Drawing Nos:

Location Plan, 01 Existing Front Facade, 02 Existing Rear Facade, 03 Proposed Rear Facade, 05 Existing Section, 06 Proposed Section, 07 Existing & Proposed Basement, 08 Existing & Proposed Ground Floor, 09 Existing & Proposed Side Elevation, 10 Side Elevation Comparison, 11 General Plan Comparison, 11a Existing Rear View (South) Axometric, 11b Existing Rear View (West) Axometric, 12a Proposed Rear (South) View, Aerial Axometric

Basement Impact Assessment Screening & Scoping Report (Cochrane Construction Consultants - January 2024); Basement Impact Assessment (Cochrane Construction Consultants - January 2024); Design, Access & Heritage Statement (Cochrane Construction Consultants - February 2024); Desk Study Report (Cochrane Construction Consultants - January 2024)

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed two storey rear extension, rear basement extension, rear lightwell, and replacement windows, by reason of their design, bulk, scale, siting, and materiality would result in harm to the special interest and significance of the Grade II listed building, wider terrace group and the character and appearance of the Camden Town Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017).
- 2 In the absence of a Sunlight & Daylight Assessment, the proposed two storey rear extension, by way of its size, siting and design, would result in undue overshadowing and enclosure of the lightwell/room(s) at the rear of 159 Arlington Road, contrary to policy A1 (Managing the impact of development) of the Camden Local Plan (2017).
- 3 Due to its size and siting, the proposed basement extension and lightwell thereto would be excessive and inappropriate to the historic and architectural merits of the Listed Building and the character and appearance of the Conservation Area, contrary to policy A5 (Basements) of the Camden Local Plan (2017).
- 4 In the absence of a Basement Impact Assessment authored by a suitably qualified engineer and without mitigation measures to demonstrate sufficiently that the proposal would safeguard ground and water conditions, the proposal is therefore contrary to policy A5 (Basements) of the Camden Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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:

<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



Daniel Pope
Chief Planning Officer