

Application ref: 2024/1036/P
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Date: 9 October 2024

Development Management
Regeneration and Planning
London Borough of Camden
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London
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planning@camden.gov.uk
www.camden.gov.uk/planning

G.N.H. 2000 Limited
62 Holland Park
London
W11 3SJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
15 Arlington Road
London
NW1 7ER

Proposal: Proposed lower ground floor rear extension, new access to the rear garden from the existing terrace, new front lightwell stair and internal reconfiguration works to the lower ground, first and second floors.

Drawing Nos: (Prefix ARLN-) PL-site; PL-P01; PL-P02; PL-P03; PL-P04; PL-P05; PL-P06; PL-P07; PL011; PL012; PL013; PL021; PL031; PL032; PL-A111; PL-A112; PL-A113; PL-A121; PL-A131; PL-A132; PL111 Rev C; PL112 Rev C; PL113 Rev C; PL121 Rev C; PL131 Rev C; PL132 Rev C; PL151; PL152; PL153; PL154; PL155; PL156; PL157 & PL158

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: (Prefix ARLN-) PL-site; PL-P01; PL-P02; PL-P03; PL-P04; PL-P05; PL-P06; PL-P07; PL011; PL012; PL013; PL021; PL031; PL032; PL-A111; PL-A112; PL-A113; PL-A121; PL-A131; PL-A132; PL111 Rev C; PL112 Rev C; PL113 Rev C; PL121 Rev C; PL131 Rev C; PL132 Rev C; PL151; PL152; PL153; PL154; PL155; PL156; PL157 & PL158.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The property is a mid-terrace Georgian Grade II single family dwelling located on the western side of Arlington Road and which sits within the Camden Town Conservation Area. The property covers 3 storeys plus basement. The property has been altered in the past with a rear lower ground floor extension and extended rear lightwell and a central set of steps accessing the rear garden, with a terrace at ground floor level. Other approvals have permitted a new rear ground floor rear closet wing timber and glass extension, and various internal alterations.

The proposal includes the re-instatement of the front lightwell access stair, and associated alterations to the front railings to form a gate, which is welcomed. At the rear, the proposal includes a new bridge access point between the existing terrace and the rear garden, in the form of a metal grate platform with iron railing. Officers consider that this alteration is only considered acceptable as this sits on top of a projecting retaining wall which sits into the rear lightwell on the flank with No. 17, and given its visually permeable nature and finish with materials to match the existing balustrade it would not add to the cumulative size and scale of non-original additions to the rear of this listed building.

Finally, a rear lower ground floor extension is proposed below the as approved glazed and timber closet wing extension at ground floor level, which will be accessed from the main rear wall of the house. This will infill space currently occupied by a retaining wall at the rear of the property. Windows are proposed along its flank which face onto the existing rear lightwell. As such, it would also be a subordinate addition to the property.

No other external alterations are proposed which require planning permission. There are no amenity issues raised in relation to any of the proposals.

The Council's Conservation Officer has reviewed the revised proposals and

has raised no objections. The application site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and 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 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 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer