

Application ref: 2024/1044/L
Contact: John Nicholls
Tel: 020 7974 2843
Email: John.Nicholls@camden.gov.uk
Date: 9 October 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

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

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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; PI012; PL013; PL021; PL031; PL032; PL-A111; PL-A112; PL-A113; PL-A121; PI-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 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: (Prefix ARLN-) PL-site; PL-P01; PL-P02; PL-P03; PL-P04; PL-P05; PL-P06; PL-P07; PL011; PI012; PL013; PL021; PL031; PL032; PL-A111; PL-A112; PL-A113; PL-A121; PI-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: 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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Typical details of new railings, metal staircase, gate and bridge access to the rear garden at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth/existing metalwork.
- b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
- c) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.
- d) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
- e) Plan elevation and section drawings of all other joinery details being altered (including architrave/dado/stair trim/stair tread profile/glazing bar details/skirting/fire places).
- f) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the floor joists
- g) Details of any new floor materials being proposed (boards/flagstones) other than carpet
- h) Details of any lime plaster repairs
- i) Details of any new/replacement rainwater goods
- j) Details of any new slates on the roof

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 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.

Externally, 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.

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 the main rear wall of the house. Windows are proposed along its flank which face onto the existing rear lightwell. Details conditions will be added for the stairs, gate, railings, windows and bridge access point.

Internally, the lower ground floor level will be reconfigured and many existing room partitions will be removed, leaving a front and rear room only at this level. The down stand between the hall and lounge area will be retained.

At ground floor level no major internal changes are proposed. At first floor level the front and rear room will be joined by a large opening, which is proposed to be partially closed back up, leaving a single door opening into a new bathroom in the rear room. At second floor level, the existing bathroom in the rear room will be turned into a bedroom, and a new pod bathroom introduced into the front bedroom to accommodate the need for a bathroom at this floor level. The pod bathroom sits at the back of the room and has been designed with a bookcase on its flank facing the street. It also stops short of the ceiling so that it doesn't disturb existing historic or architectural fabric. The applicant has also agreed to open up existing chimneys where these are sealed shut and investigate if these can be reinstated and appropriate fire surrounds be fitted back in where appropriate.

Details conditions will be added for the proposed changes to or new room openings including skirting, architraves and cornices throughout, and also any fire surrounds that are due to be opened up and proposed chimneypieces for these if they are.

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, its setting and its features of special architectural or historic interest, and to the desirability of preserving and enhancing the character and appearance of the conservation area, under s. 16 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 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