

Application ref: 2024/4902/P  
Contact: Adam Greenhalgh  
Tel: 020 7974 6341  
Email: Adam.Greenhalgh@camden.gov.uk  
Date: 18 December 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dr David Cash  
87 Arlington Road  
London  
Camden  
NW1 7ES

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**87 Arlington Road**  
**London**  
**Camden**  
**NW1 7ES**

Proposal:

Details pursuant to condition 1 (Asbestos Survey and Asbestos Mitigation) for prior approval 2024/3405/P granted on 30/09/2024, for 'Change of use of lower ground, ground and first floors from commercial (offices - Class E) to residential (Class C3) to create a single house within the building'

Drawing Nos: Asbestos Report (Refurbishment Survey) - Blue(A) Limited - 28/10/2024

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for approving details:

Condition 1 of prior approval (ref 2024/3405/P) required either the submission of evidence that the site buildings were built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey to identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use.

An Asbestos Report by Blue(A) Limited has been submitted. The report concludes that the results did not find any asbestos or asbestos in materials whether of low, medium or high risk.

The Council's Contaminated Land Officer has reviewed the asbestos report and noted that no asbestos has been identified in the property.

As such, the proposals comply with policy A1 of the LB Camden Local Plan 2017. The proposals also comply with the London Plan 2021 and the NPPF 2024.

- 2 You are advised that there are no other outstanding conditions relating to the prior approval granted on 30/09/2024 [ref 2024/3405/P) which need details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 faint rectangular stamp.

Daniel Pope  
Chief Planning Officer