

Application ref: 2024/2549/L
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Emrys Architects
CAP House
9-12 Long Lane
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
135 Arlington Road
London
NW1 7ET

Proposal:
External alterations to involve: replacement of non original window, replacement of roof tiles, and replacement of a roof hatch for a rooflight.

Drawing Nos:
1 Location Plan, 2 Existing Roof Plan, 3 Proposed Roof Plan, 4 Existing Second Floor, 5 Proposed Second Floor, 6A Existing Section A-A, 6B Proposed Section A-A, 7A Existing Rear Elevation, 7B Proposed Rear Elevation, Heritage Sash Window Non Doc L, Design and Access Statement Rev A (prepared by Emrys, dated 31/05/2024).

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:

1 Location Plan, 2 Existing Roof Plan, 3 Proposed Roof Plan, 4 Existing Second Floor, 5 Proposed Second Floor, 6A Existing Section A-A, 6B Proposed Section A-A, 7A Existing Rear Elevation, 7B Proposed Rear Elevation, Heritage Sash Window Non Doc L, Design and Access Statement Rev A (prepared by Emrys, dated 31/05/2024).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of 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 London Borough of Camden Local Plan 2017.

- 4 Sample 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) Samples of the 'natural slate tiles' to be provided either on site or sent to the council for review.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

This application follows on from the previously refused applications 2023/0803/P & 2023/1183/L (which was refused due to the design, size, form, location, and appearance), which were then appealed and dismissed under references APP/X5210/W/23/3336019 & APP/X5210/Y/23/3336012. This application now proposes a more in-keeping scheme to replace roof tiles and install a rooflight, and has omitted the demountable roof terrace and the large openable rooflight from the proposal.

It is proposed to replace a single glazed sprung sash to the rear part of the mansard with a double glazed (integral timber glazing bars) unit hung on lead weights. While the replacement of single glazing with double glazing alters the historic character of the glazing itself, the replacement of the sprung system with a lead weight system replaces a modern mechanism with a traditional mechanism and the effect of the proposals is therefore on balance acceptable. While this runs contrary to the decision recently issued by PINs on this, it is

considered that the Local Authority is able to exercise a degree of discretion in this instance in light of recent Historic England Guidance (July 2024) which provides more specific criteria and degrees of distinction regarding instances where slimline double glazing might be considered acceptable in terms of listed buildings. It is considered that the window covered under this application meets the most recent criteria for acceptability under the recent HE guidance.

The modern hatch on the roof is to be replaced with a conservation rooflight, this would be appropriately placed and be of an acceptable size and scale. The opening would become slightly larger, but it would also be flush with the roof and be of more sympathetic appearance, therefore it would be acceptable.

The proposals better reveal and enhance the significance of the listed building and enhance its positive contribution to the character and appearance of the conservation area.

It is also proposed that the vertical hanging slate tile to the rear second floor garden elevation are replaced with natural slate tiles. It is noted that the existing slates are artificial and not original so its replacement with natural slates would be welcomed but a condition is attached to secure further details of the Welsh slate tiles proposed.

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 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 2024.

- 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 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer