

Application ref: 2025/0240/L
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 27 February 2025

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

Emrys Architects
CAP House
9-12 Long Lane
London
EC1A 9HA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
135 Arlington Road
London
NW1 7ET

Proposal:

Alterations to existing rear outbuilding to involve replacement dormer window, infill of roof void and new french doors

Drawing Nos:

1 Site location plan, SK-01, SK-02, SK-03, Design & Access Statement.

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

- 1 Site location plan, SK-01, SK-02, SK-03, Design & Access Statement.

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 Reasons for granting permission:

The proposed works would have a neutral impact on the subject site. The outbuilding is a modest C21st largely timber structure set well away from the house in a long garden. The alterations reconfigure the existing roof by removing the front dormer window and infill the void and create a new roof with the front element of the roof to be raised to accommodate overhead glazing at roof level and add new French doors below. The height of the doors and the over windows will be below the height of the rear wall and will be in keeping within the existing outbuilding. The windows and doors would be constructed of timber to match the existing and the replacement roof would match the existing felt used. The new doors and overhead windows will provide better light and ventilation into the outbuilding, and it would therefore be considered acceptable.

The proposal is therefore not considered to unduly impact on the character and appearance of the Camden Conservation Area and there is no impact on the significance of the listed building and so the alterations are acceptable.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest.

As such, the proposal is in general accordance with policy D2 of the 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 centered on the page.

Daniel Pope
Chief Planning Officer