

Mr Mark Harrop
Flat A,
3 Arlington Road
London
NW1 7ER

Application Ref: **2015/0136/L**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

23 February 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat A
3 Arlington Road
London
NW1 7ER

Proposal:
Installation of timber decking and installation of drainage in the rear garden following removal of the existing patio area (Retrospective)
Drawing Nos: Site location plan, Block Plan, 010-21; Design and Access Statement

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition:

Condition and Reason:

- 1 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework



Development Policies.

Informative:

1 Reasons for granting listed building consent

The proposed timber decking, hard and soft landscaping and new drainage that have been installed in the rear garden are considered to be located appropriately. The works are considered to be an improvement when compared with the previous uneven concrete paving stones and scrub and lawn area that was previously located to the rear of the site. In addition the new planting and drainage system would enhance surface water flow at the site and would also help to alleviate the current problem of moisture ingress into the building. Due to the nature of the development the proposals would not significantly harm the amenity of any adjoining residential occupiers in terms of the loss of light, outlook, and privacy or add to the sense of enclosure.

The works are located to the rear of the site and would not be visible from the wider public realm. The works are not proposed to be attached to the historic fabric of the building (the rear extension is a later intervention). As such it is considered that the proposal would not result in harm to the architectural or historic interest of the building or adversely affect the setting of this grade II listed building, in fact it would serve to preserve or enhance its character and appearance.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 (LB's) and s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposed development is in general accordance with policies CS5, and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment

