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21 Coldfall Avenue  
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N10 1HS

Application Ref: **2015/2528/L**  
Please ask for: **Olivier Nelson**  
Telephone: 020 7974 **5142**

3 July 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**133 Arlington Road**  
**London**  
**NW1 7ET**

Proposal:

Internal and external works associated with change of use from dwelling to two self-contained flats and creation of rear terrace area at raised ground floor level with associated access door and garden staircase.

Drawing Nos: 1208-S-1, 1208-S-2, 1505-P-1B, 1505-P-2B, 1505-P-3.

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 works hereby approved are only those specifically indicated on the drawings



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.

- 3 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 the new staircase, perimeter railings and privacy screens at a scale of 1:10, including materials, finish and method of fixing into the plinth.

- b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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(s):

- 1 Reasons for granting listed building consent.

The proposed internal works to the Grade II listed building are considered to be acceptable. The changes are slight alterations to create some partition walls and strengthen other partitions but the overall plan form of the building would largely remain the same. It is considered that the internal works would not result in material harm to the historic fabric of the listed building.

The replacement of the window by a door, to provide a new opening to access the terrace area, is considered to be acceptable subject to more detail. The fenestration tries where possible to mimic the sash windows which are prevalent on the rear elevation of the property. The garden staircase is acceptable in principle, although more details are required on its design. The proposed alterations would not obscure any significant architectural features or visually harm the character and appearance and special interest of the Listed Building, and are considered acceptable in terms of location, proportions and design.

The planning and appeal history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with 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. The proposed development also accords with policies 7.6 and 7.8 of the of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that no works shall commence on site until planning permission with a S106 legal agreement has been granted for the associated planning application ref 2015/2247/P.

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 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment