

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

Application Ref: **2017/4754/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

2 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat C**  
**166 Arlington Road**  
**London**  
**NW1 7HP**

Proposal:

Erection of second floor rear extension and installation of rooflights to flat (Use Class C3)

Drawing Nos: 1413-0100-AP-000\_PL01; 1413-0300-AP-001\_PL01; 1413-0400-AP-001\_PL01; 1413-0200-AP-003\_PL01; 1413-0200-AP-002\_PL01; 1413-0200-AP-005\_PL01; 1413-0100-AP-007\_PL01; 1413-0200-AP-001\_PL01; 1413-0100-AP-002\_PL01; 1413-0100-AP-004\_PL01; 1413-0100-AP-003\_PL01; 1413-0100-AP-005\_PL01; 1413-0100-AP-001\_PL01; 1413-0100-AP-006\_PL01; Design & Access statement (ref.1413.1.04-003 PL01).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

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

1413-0100-AP-000\_PL01; 1413-0300-AP-001\_PL01; 1413-0400-AP-001\_PL01; 1413-0200-AP-003\_PL01; 1413-0200-AP-002\_PL01; 1413-0200-AP-005\_PL01; 1413-0100-AP-007\_PL01; 1413-0200-AP-001\_PL01; 1413-0100-AP-002\_PL01; 1413-0100-AP-004\_PL01; 1413-0100-AP-003\_PL01; 1413-0100-AP-005\_PL01; 1413-0100-AP-001\_PL01; 1413-0100-AP-006\_PL01; Design & Access statement (ref.1413.1.04-003 PL01).

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

Planning permission was recently refused for similar rear extensions to the property but also included alterations to the main roof of the property to form a new terrace at third floor level under planning application 2016/3467/P (dated 16 August 2017). This decision was subsequently appealed and dismissed (ref. APP/X5210/W/16/3157658 dated 23 January 2017).

Although this appeal was dismissed, the inspector specifically noted that the harm observed was in relation to the proposed roof alterations only and not in relation to the rear extensions proposed. The inspector disagreed with the Council's concerns about the two storey rear extension and stated within her report that the *"position and height of the proposed second floor rear extension together with its relatively narrow width compared to the wider rear elevation means that I do not share the Council's concerns that it would not be subservient to the host building or that it would adversely affect the relationship with Nos 162 & 164"*. Although there has been a material change in planning policies since the issuing of this decision, the Council's design and conservation policies have remained relatively unchanged. As the hereby submitted scheme has been revised following the appeal decision to omit the elements which were considered unacceptable by the inspector, those remaining elements are no longer considered unacceptable in terms of design and

conservation.

Due to the location and size of the proposed rear extension and roof lights, there would be no detrimental impact on the amenity of neighbouring residents in terms of outlook, light, privacy or noise and disturbance as a result of the works. The development would not give rise to any transport or highways related issues.

The site's planning and appeal history was taken into account when coming to this decision. No comments were received following the public consultation process. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Camden Town Conservation Area, under s.72 of the Planning (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 A1, D1, D2 and CC1 of the Camden Local Plan (2017). The development also accords the London Plan (2016) and the NPPF (2012).

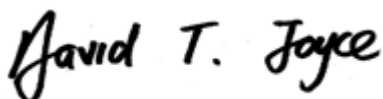
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 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



David Joyce  
Director of Regeneration and Planning