

Mr Francis Birch
Francis Birch Architect
11 North Hill Avenue
Highgate
London
N6 4RJ

Application Ref: **2017/4097/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974 1568

17 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
85 Arlington Road
London
NW1 7ES

Proposal:
Proposed repairs to existing single storey rear conservatory extension to include replacement roof glazing, guttering, and rear patio doors; Proposed re-slating of main roof and partial rear elevation and replacement of two windows on rear elevation with timber sliding sash windows.

Drawing Nos: Location Plan, SK002 P5, SK003 P4, SK009 P4, SK010 P4, SK011 P4, SK012 P1.

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:

Location Plan, SK002 P5, SK003 P4, SK009 P4, SK010 P4, SK011 P4, SK012 P1.

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

Revised plans have been submitted during the course of the application which now propose cast iron guttering and piping and single glazed windows for the proposed first and second floor rear elevation windows.

The existing single storey rear conservatory extension is of no historic value, so its replacement materials are acceptable in principle. The proposed replacement of the conservatory glazing and rear patio doors, guttering and piping, re-slating of the main roof and partial rear elevation and replacement of the first and second floor window on the rear elevation are considered to be minor and discreet alterations

with suitably proposed materials which would not detract from the original character of the host property. The replacement conservatory would be of the same scale as the existing conservatory. The proposal is therefore considered acceptable in terms of design, scale and location, and will preserve and enhance the character and appearance of the host and adjacent Listed Buildings and the Conservation Area.

The proposed external alterations would not result in any harmful impact on the amenity of the adjoining properties in terms of daylight, outlook or privacy and would be considered acceptable.

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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the 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.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

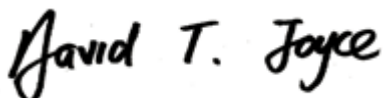
As such, the proposal is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning