

Mr Almas Bavcic
AD Design Concepts
25 Grampian Gardens
London
NW2 1JH

Application Ref: **2017/4919/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

22 November 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
41 Arlington Road
London
NW1 7ES

Proposal:

Demolition and rebuilding of single storey rear conservatory at 1st floor level; replacement of 2 x non-original rear windows at ground and lower ground level with timber sash replacements; replacement of fenestration and 1 x new rooflight to single storey rear extension; and internal refurbishment including modification of layouts and internal openings.

Drawing Nos: 69-010, 69-111, 69-112 rev.A, 69-113 rev.C, 69-114 rev.A, 69-115, 69-300, 69-301 rev.A, Landscape concept plan numbered 9, Landscape masterplan and section numbered 9, letter from M.Y. Trees dated 19 July 2017, Heritage statement dated July 2017, Design & Access Statement dated July 2017.

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 development hereby permitted shall be carried out in accordance with the following approved plans: 69-010, 69-111, 69-112 rev.A, 69-113 rev.C, 69-114 rev.A, 69-115, 69-300, 69-301 rev.A.

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 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.

- 4 Detailed drawings in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Details including 1:10 plan, section and elevation drawings with glazing bar details at 1:1 of replacement non-original doors and window to rear elevation within courtyard.
- b) Details including 1:10 plan, section and elevation drawings with glazing bar details at 1:1 of triple sliding doors within modern extension.
- c) Details of replacement conservatory including 1:10 section and elevation drawings with glazing bar details at 1:1.
- d) Details including 1:10 plan, section and elevation drawings with glazing bar details at 1:1 of replacement timber sash windows at rear ground and lower ground floor level.
- e) Details of service runs for all new bathrooms including ventilation system and any associated grilles, services, plumbing and electrics and how they relate to the historic fabric.
- f) Details of all new joinery including typical sections at a scale of 1:10.

The relevant part of the works shall then be carried in accordance with the approved details

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.

- 5 All new partitions must be scribed around existing moulding.

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.

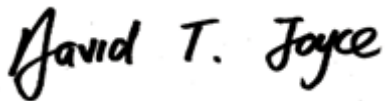
Informative(s):

- 1 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.
- 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.

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