

Application ref: 2018/0497/L
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Date: 20 November 2018

Development Management
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
133 Arlington Road
London
NW1 7ET

Proposal: Excavation of lower ground floor level to increase ceiling height; erection of single storey rear extension at lower ground floor level. Alterations to internal walls and erection of new walls in connection with reconfiguration of room layouts, installation of two roof lights in main roof installation of secondary glazing to front first and second floor windows. Associated structural works and landscaping.

Drawing Nos: S001 Rev A, S002 Rev B, S003 Rev B, S004 Rev A, S005 Rev A, S100 Rev A, S200 Rev A, S201 Rev A, D001 Rev E, D002 Rev E, D003 Rev C, D100 Rev D, D200 Rev D, D201 Rev D, A001 Rev E, A002 Rev G, A003 Rev G, A004 Rev E, A100 Rev E, A200 Rev D, A201 Rev E, A720 Rev A, Heritage Appraisal, Structural Monitoring & Contingency Plan, Flood Risk Assessment and SUDS Statement, Construction Programme, Structural Methodology Report, 4588-SM01, 4588-SM02, 4588-SM03, 4588-SM04, 4588-SM05, 4588-SM06, 4588-SM07, 4588-SM08, 4588-SM09, Basement Impact Assessment, A720, Design, Access & Heritage Statement.

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: S001 Rev A, S002 Rev B, S003 Rev B, S004 Rev A, S005 Rev A, S100 Rev A, S200 Rev A, S201 Rev A, D001 Rev E, D002 Rev E, D003 Rev C, D100 Rev D, D200 Rev D, D201 Rev D, A001 Rev E, A002 Rev H, A003 Rev G, A004 Rev E, A100 Rev F, A200 Rev D, A201 Rev F, A720 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.

Informative(s):

- 1 The application relates to a terraced Grade II listed house in the Camden Town Conservation Area. The building has an existing lower ground floor with light wells to the front and rear, and a single storey rear extension.

The floor level of the basement would be lowered by 0.4m and the rear garden excavated to accommodate a new extension at basement level. In support of the basement development, a Basement Impact Assessment (BIA) by LBH Wembley Engineering has been submitted. The documents follow the CPG (Basements) screening and scoping approach to assessing the likely impact of the basement development, and were independently audited by CampbellReith who found the details acceptable.

The existing basement suffers from damp and structural damage as a result of neighbouring development, and requires remedial work. The floor is modern concrete and of no historic interest. The works to lower the floor level will contribute towards the security and repair of the structure without harm to the listed building's significance, and is therefore considered to be justified in heritage terms.

The proposed external works include the installation of three roof lights to the main roof. The roof lights would be fully concealed behind the existing parapet, and would not be visible from public or private views. A new patio would be formed over the extension at upper ground floor level, with an access stair down to basement level. The extension would have a modest impact on the appearance of the host building, appearing as an infill with a flat walk-on roof

light. The development would replace the existing poor quality rear extension, and would help to preserve the special historic and architectural interest of the listed building.

The proposed internal alterations will not adversely impact upon the building's historic plan form, and no element of the proposals will involve the loss of or harm to significant or historic fabric. The proposal is considered therefore to preserve the building's special architectural and historic interest.

The scheme was amended during the course of the application to omit a ground floor rear extension and significant internal alterations and demolition. No objections have been received and the site's planning history was taken into account when coming to this decision.

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

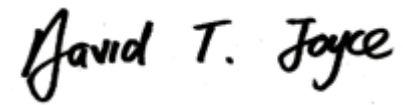
As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 2 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).
- 3 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.
- 4 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning