

Application ref: 2018/5488/L
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 25 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Quod
Ingeni Building
17 Broadwick Street
London
W1F 0DE

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
41 Arlington Road
London
NW1 7ES

Proposal: Details of courtyard doors/window, sliding doors, conservatory, sash windows, service runs and joinery required by condition 4 of listed building consent granted on 22/11/2017 under reference 2017/4919/L for the 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: 69-600, 69-601, 69-602 rev C, 69-603 rev C, 69-604 rev B, 69-605 rev A, 69-606 rev A, 69-607, 69-610 rev B, 69-611, 69-612, 69-613, 69-614, 69-615, 69-616, 69-617, 69-400 rev C, 69-401 rev C, 69-402 rev C, 69-403 rev C, 69-404 rev C, 69-700, 69-701, 69-702, 69-703, 69-704, Top floor bathroom extractor document, Lower ground and first floor bathroom extractor vent document, Mechanical runs method statement.

The Council has considered your application and decided to grant Approval of Details (Listed Building)

Informative(s):

1 Reason for granting permission

Detailed drawings have been provided for new and replacement doors and windows, service runs and joinery, as required by condition 4 of listed building consent granted under reference 2017/4919/L. New double glazed doors would be installed to the rear extension which is considered acceptable in this instance given that the extension is a more modern addition and the glazing would not be visible in the context of any original historic fabric. To the original rear elevation, the existing door and window at ground and lower ground level would be replaced with single glazed windows with traditional design and detailing which are considered sympathetic and appropriate. The proportions of the ground floor sash window was amended during the course of the application to ensure a more appropriate finish.

The replacement conservatory details were revised during the application so that the window pane sizes would match the size of the existing window panes to the rear elevation, to provide metal rather than uPVC guttering and to simplify the proposed finial. Following the revisions, these details are acceptable.

New internal doors will be traditionally detailed with genuine glazing bars, which is welcomed. New wardrobes and joinery will be moulded around existing cornices and details to ensure these historic details are preserved.

Following clarification, the Council's Conservation Officer has confirmed that the proposed service runs, sewage, drainage, ventilation and electrics are acceptable, and would not harm or interfere with historic fabric or detailing.

As such, the submitted details are sufficient to discharge condition 4.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the special character or appearance of the host building, or wider terrace of listed buildings.

As such, the submitted details are considered acceptable and are in accordance with policy D2 of the Camden Local Plan.

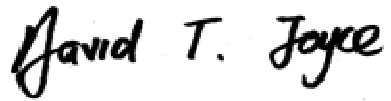
2 You are advised that all conditions relating to listed building consent granted on 22/11/2017 (reference 2017/4919/L) which need details to be submitted, have been approved.

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:

<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