

Application ref: 2018/6207/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 19 March 2019

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

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www.camden.gov.uk/planning

Quod
Ingeni Building
17 Broadwick Street
London
W1F 0AX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
41 Arlington Road
London
NW1 7ES

Proposal: Internal refurbishment and external alterations including installation of window bars, repairs to front door, repair and render of front elevation, replacement rear window, installation of grate in rear courtyard and installation of ventilation extractors (part retrospective).

Drawing Nos: Skirting examples document received 22/02/2019; Flooring details document received 22/02/2019; proposed kitchen flue details received 22/02/2019; Underfloor heating system manufacturer's details received 21/12/2018; Heritage Statement dated November 2018; Planning Statement dated December 2018; Steel repair method statement dated 13/11/2018; Statement of roof steel install dated 13/11/2018; Design and Access Statement dated December 2018; Cover letter dated 6/12/2018; Comelit video entry system manufacturer's details; Letter from A & J Joinery dated 16/02/2019; Render and waterproofing to vault area method statement dated 13/11/2018 received 15/02/2019; Skirting board repairs method statement dated 13/11/2018; Mechanical runs method statement dated 12/09/2018; Flooring method statement dated 13/11/2018.

Drawings numbered: 69-010, 99-30, 99-31 rev D, 99-111 rev A, 99-112 rev B, 99-113 rev C, 99-114 rev A, 99-115, 99-802 rev B, 99-810, 69-400 rev E, 69-401 rev D, 69-402 rev D, 69-403 rev E, 69-404 rev D, 69-700, 69-701, 69-702, 69-703.

The Council has considered your application and decided to grant permission subject to the following conditions:

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 policies 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 and documents:
69-010, 99-30, 99-31 rev D, 99-111 rev A, 99-112 rev B, 99-113 rev C, 99-114 rev A, 99-115, 99-802 rev B, 99-810, 69-400 rev E, 69-401 rev D, 69-402 rev D, 69-403 rev E, 69-404 rev D, 69-700, 69-701, 69-702, 69-703.

Letter from A & J Joinery dated 16/02/2019; Render and waterproofing to vault area method statement dated 13/11/2018, received 15/02/2019; Skirting board repairs method statement dated 13/11/2018; Mechanical runs method statement dated 12/09/2018; Flooring method statement dated 13/11/2018.

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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum

Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

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, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer