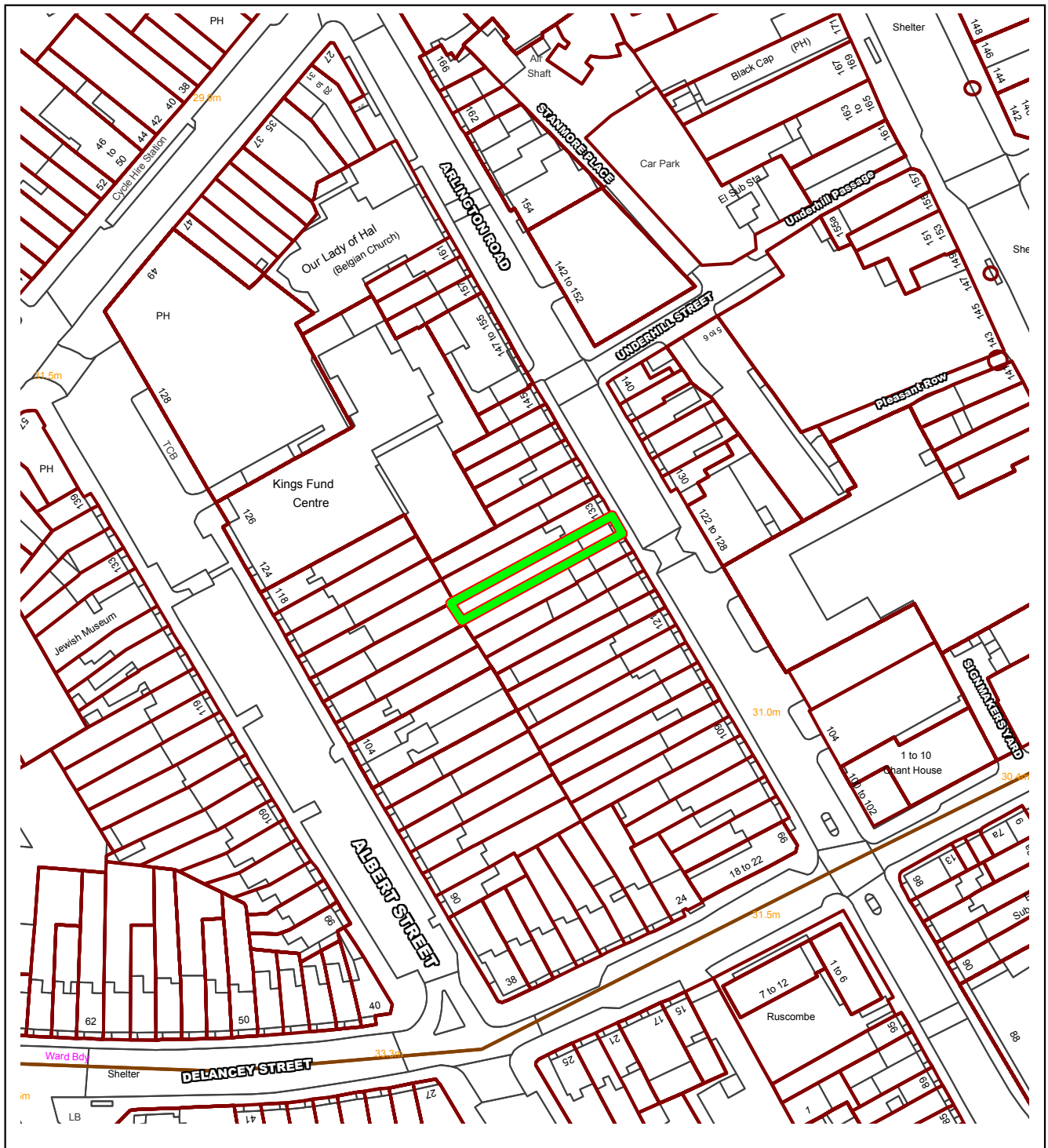
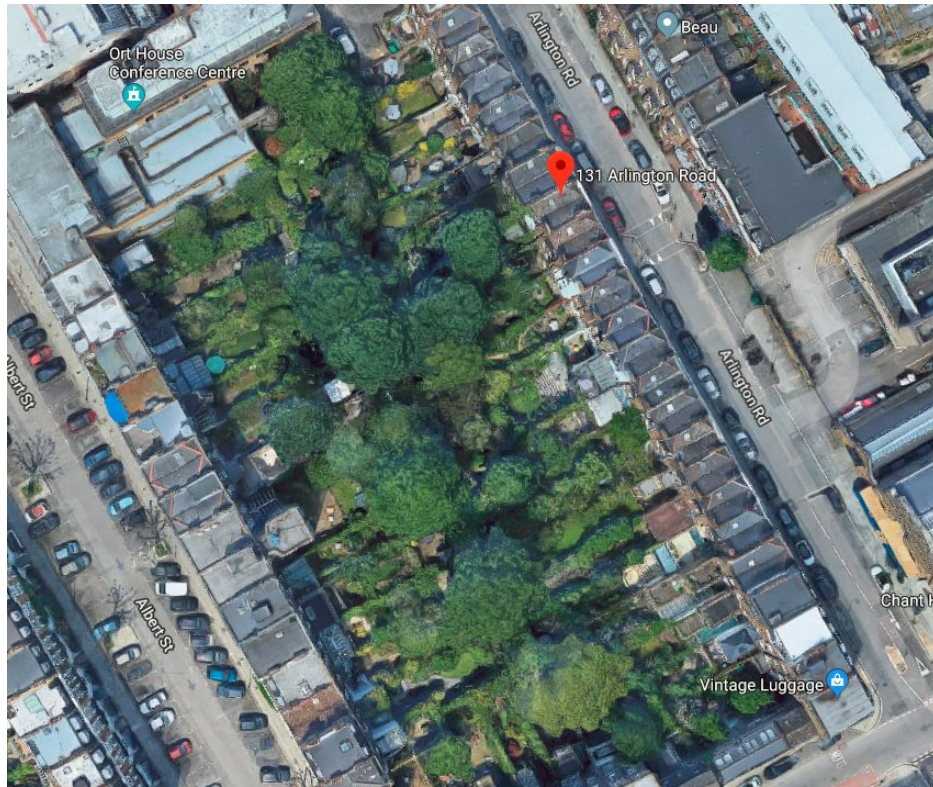


# 131 Arlington Road NW1 - 2019/1254/P



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1. Aerial view of terrace row on Arlington Road and Albert Street.



2. Rear of the application building.





3. Lower ground floor extension.



4. View towards no. 129 Arlington Road



5. View over the boundary with no. 129.



6. View towards no. 133 Arlington Road





7. View towards no. 135 Arlington Road.



8. Front lightwell view of area to be enclosed.



9. Front door fanlight to be reinstated.

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>21/05/2019</b>
<b>(Members Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>	<b>28/04/2019</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Nora-Andreea Constantinescu			(i) 2019/1088/P (ii) 2019/1448/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
131 Arlington Road London NW1 7ET			See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
<p>(i) Excavation of lower ground floor level to increase ceiling height, erection of full width basement rear extension and part width ground floor extension following the demolition of an existing rear extension, partial enclosure of front lightwell, all associated with the conversion of the property back to a single dwelling (Class C3).</p> <p>(ii) Excavation of lower ground floor level to increase ceiling height, erection of full width basement rear extension and part width ground floor extension following the demolition of an existing rear extension, partial enclosure of front lightwell, removal and addition of internal partitions and door openings and other alterations associated with the conversion of the property back to a single dwelling (Class C3).</p>					
<b>Recommendation(s):</b>		<p>(i) Grant conditional planning permission</p> <p>(ii) Grant listed building consent</p>			
<b>Application Type:</b>		<p>(i) Full Planning Permission</p> <p>(ii) Listed Building Consent</p>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	Site notices Press notice	29/03/19-22/04/19 04/04/19-28/04/19	No. of responses	0	No. of objections	0
Summary of consultation responses:	No responses received.					
Camden Town CAAC	<p>Objected to the proposed scheme on the following grounds:</p> <ol style="list-style-type: none"><li>1. Loss of lower part of the chimney breast is not supported.</li><li>2. Any extension should be read as a subordinate addition to the host building with a clear differentiation between the old and new.</li><li>3. Bifold stacking doors to the rear side elevation will cause noise and light pollution to the neighbouring property.</li></ol> <p>Officer response:</p> <ol style="list-style-type: none"><li>1. <i>The chimney breast would be retained and exposed at all levels, except for the lower ground floor where it is retained internally. See para 5.3-5.4</i></li><li>2. <i>As the extension replaces an existing one at lower ground floor level and would preserve its depth and scale, it is considered that its projection over two floors would result in a subordinate addition to the host building which would differentiate itself from the elements of architectural significance of the listed building (including the chimney breast and slated roof) by way of its contemporary glazing. See para 5.3-5.11</i></li><li>3. <i>Given the existing site topography and elevation details of the host building and neighbouring one at no. 129 Arlington Road, it is considered that the 0.7m of glazing visible above the existing boundary wall would not be considered to cause detrimental harm to the amenity of the neighbouring occupiers. See paras 6.2-6.5</i></li></ol>					



## Site Description

The application site is a four storey mid-terraced building, located on the western side of Arlington Road. The site lies forms part of a Grade II listed terrace of 23 houses dating from the 1840s, stock brick with rendered ground floor and basement. The properties are located within the Camden Town Conservation Area, which can be divided into two sub areas of distinctly different character, a busy commercial and retail area, and, a quieter more formal residential area, of which Arlington Road forms a part.

## Relevant History

Relevant planning history at the application site:

**2013/2270/P (2013/2388/L)** - Replacement of existing single glazed window and door at front basement level and door to rear ground level with double glazed windows and doors, and installation of external insulation on the rear elevation at ground and first floor level, of residential property (Class C3). – **Granted 09/08/2013**

**2019/1254/P** - Erection of a single storey timber outbuilding in the rear garden for ancillary residential use (Class C3). – **Granted 11/06/2019**

Relevant planning records in vicinity of the application site:

**2017/4922/P (2018/0497/L)** - 133 Arlington Road - Excavation of lower ground floor level to increase ceiling height; erection of single storey rear extension at lower ground floor level and associated landscaping. Installation of two roof lights in main roof. – **Granted 20/11/2018**

## Relevant policies

### National Planning Policy Framework (2019)

#### London Plan (2016)

Policy 7.4 – Local Character

Policy 7.6 – Architecture

Policy 7.8 – Heritage and archaeology

#### Camden Local Plan (2017)

Policy G1 Delivery and location of growth

Policy DM1 Delivery and monitoring

Policy A1 Managing the impact of development

Policy A4 Noise and Vibration

Policy A5 Basements

Policy D1 Design

Policy D2 Heritage

Policy H3 Protecting existing homes

#### Camden Planning Guidance

Basements and lightwells CPG 2018

Design CPG 2019

## **Camden Town Conservation Area Appraisal and Management Strategy 2007**

### **Assessment**

#### **1. Proposal**

- 1.1 Planning permission is sought for excavation at lower ground floor level to increase ceiling height by 0.3m, from 2.1m to 2.4m; demolition of existing rear lower ground floor structure and erection of full width extension at lower ground floor level and ground floor extension; extension of rear lightwell by 0.7m with bridge above; partial enclosure of front lightwell; reinstatement of fanlight above front door; conversion of property from two self-contained flats to single family dwelling.
- 1.2 The proposed lower ground floor extension would extend the same depth as the existing structure of 3.4m and along the full width 4.7m of the house. The extension at ground floor level above would have the same depth towards no. 129 Arlington Road, but only 2.2m adjacent to no. 133 Arlington Road due to existing building rear alignment. The ground floor structure would be set in from the boundary with no. 129 Arlington Road by 1.3m, resulting in a width of 3.3m. The overall height of the extension would be 5.7m as measured from the lower ground floor level and 3m from ground floor level.
- 1.3 The extension would open on to the rear garden with large glazed doors at lower ground floor level, and similarly at ground floor level to the rear elevation and side. The proposal includes new access to the rear garden from the ground floor level via a bridge above part of the lightwell, with a width of 1.2m (and length of 3.2m).
- 1.4 The proposal includes retention of the existing chimney breast at all levels.
- 1.5 At the front of the building an alteration is proposed to the front lightwell. The area underneath the bridge above (from the street to the ground floor) would be enclosed to provide a toilet at lower ground floor level. A false entrance door would be installed on the exterior.

#### **2. Considerations**

- 2.1 The main issues for consideration are:
  - Land use
  - Basement Impact assessment
  - Heritage and Design
  - Impact on the neighbouring amenity
  - Trees and landscape
  - Transport

## **Assessment**

### **3. Land use**

3.1 The application building is current divided into two flats, consisting of 1x1no bedroom flat at basement level and 1x3no bedroom flat between ground and second floor levels. The proposal includes converting the property back into a single family dwelling. In line with policy H3 Protecting existing homes, the Council will resist the net loss of two or more homes. As the proposal would result in the loss of only 1 unit, this is considered acceptable. Restoring the property to its historic use as a single family dwellinghouse would be in keeping with its special interest as a listed building.

### **4. Basement Impact assessment**

4.1 Policy A5 stipulates that basement excavations should not cause harm to the neighbouring properties, the structural, ground or water conditions and the architectural character and amenity of the area. In order to demonstrate compliance with the requirements of policy A5 and CPG Basements, a Basement Impact assessment has been submitted and assessed by third party auditors Campbell Reith. The documentation provided in support of the proposed excavation to increase the internal height at lower ground floor level and to extend the lower ground floor level was considered acceptable an in line with CPG Basements and lighthwells and policy A5.

4.2 As requested by the audit, clarifications in relation to the lighthwell were provided. These confirm that the lightwell floor level would remain the same and that only the 1.1smq area enclosed for a toilet would have 230mm of floor surface removed to match the proposed internal height at lower ground floor level of 2.4m. The auditors considered this scenario within their assessment as confirmed by the audit and therefore this element of the proposal would be considered acceptable.

4.3 As such, the final audit confirms that the proposed basement excavation would comply with the requirements of policy A5 and CPG Basements subject to a pre-commencement condition to ensure that a suitably qualified engineer with a membership of the appropriate body would be appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Additionally, this condition would also secure the provision of a construction programme, as requested by the audit.

### **5. Heritage and Design**

5.1 Planning (Listed Buildings and Conservation Areas) Act 1990 Listed buildings, in considering developments that affect a listed building or its setting, Section 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires that local authorities shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

5.2 In considering developments affecting a conservation area, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that local authorities shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In this case the site forms part of Camden Town Conservation area. In line with the above statutory duties and recent case law, considerable importance and weight has to be attached to the impact on the heritage assets and their setting.

5.3 It should also be noted that the duties imposed by section 66 and 72 of the Act are in



addition to the duty imposed by section 3(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise. The NPPF requires its own exercise to be undertaken as set out in its chapter 16, Conserving and enhancing the historic environment.

- 5.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following consideration contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 states that within conservation areas, the Council will only grant permission for development that preserves or enhances its established character and appearance.
- 5.3 The documentation provided as well as the site visit demonstrated that internally the building has been heavily modified over time with architectural detailing removed and a number of unsympathetic stud partitions walls installed into the building, disrupting the legibility of the historic floor plan. As such, the proposed internal alterations would be sensitive and sympathetic to the host building, preserving and reinstating the legibility of the historic floorplan and having a minimal impact on historic fabric and architectural detailing.
- 5.4 The Camden Town Conservation Area statement identifies the terraced row the application site is part of as having "a very distinct local roof form: behind the front parapet, the valley roof is hipped towards the back and continued in slate to form the top floor, with large chimney stacks on the rear elevation. This pattern gives rise to a characteristic and distinctive vertical emphasis, alternating with the slated mansards and long stair windows." Part of the rear elevation where the extension at lower ground floor level has been erected has a limited architectural significance given that the original rear elevation has been altered. However, along the terraced row, the chimney breasts to the rear create a strong sense of rhythm and boundary with the adjacent buildings, which is considered to contribute to the significance of the listed building. As such, the proposed scheme has been purposely designed to retain the exposure of the chimney breast where visible from the rear gardens and at the lower ground floor level to be retained internally within the proposed extension. The architectural significance of the listed building would therefore be preserved.
- 5.5 In relation to the rear elevation, it is noted that there are an assortment of rear extensions to the properties within the terraced group. Historically the predominant character comprised flat backed buildings with the occasional modest rear extension; however this has changed thorough time with various extensions and some overly dominant and incongruous ones within the group, such as no. 135 Arlington Road. Importantly, many of these extensions were granted prior to the relatively late listing of the properties. In the case of no. 135, the extension replaced an older, full width structure. It is considered that these extensions appear as anomalous additions given their bulk and size and therefore would not be taken as a precedent for new development.
- 5.6 The property has an existing lower ground rear extension which would be demolished, with a depth and a width of 3.4m, and a height of 3.2m measured from the lower ground floor level. This extends by 1.1m above the ground floor level. The proposed two storey extension was designed to respect the existing architectural features of the host building, most importantly the existing chimney breast, which would be retained internally at lower ground floor level, and would be visible externally on the upper floors of the rear elevation. The two storey extension would replace the existing lower ground floor extension and would only be part width at ground floor level. Due to the proposed size and dimensions,

the proposed two storey extension would appear subordinate to the host building, and respect its character and appearance.

- 5.7 The extension would have a modern appearance, with simple forms and thin glazed doors which are positioned to respond to the existing fenestration. The extension would be rendered, which would be sympathetic to the host building's existing part rendered rear elevation. The extension due to its detailed design would be complementary and sympathetic to the original building and would preserve its significance and the setting of adjacent buildings and wider conservation area.
- 5.8 The proposed access to the rear garden from the ground floor level would be via a proposed lightweight bridge which would cover part of the lightwell below. Details of the bridge and its balustrade would be secured via condition.
- 5.9 The proposal includes enclosure of a 1.1sqm area within the front lighthwell, underneath the main entrance bridge into the house. This alteration is common within buildings of this age and status. The proposal would include a false door within the enclosure which would ensure it would be in keeping with other buildings within the group. Details of the door would be secured by condition.
- 5.10 On the front elevation, the proposal includes reinstatement of the fanlight above the front door. This alteration would be considered acceptable subject to details of the window to be secured via condition.
- 5.11 In the current context, given the existing nature of the host building and its architectural features and the terrace row it is part of, it is considered that the proposed extension would preserve the listed building and its setting and any features of special architectural or historic interest.

## **6. Impact on neighbouring amenity**

- 6.1 Policy A1 seeks to protect the quality of life of occupiers by only granting permission for development that would not harm their amenity. The main factors which are considered the impact the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight, light pollution and noise.
- 6.2 The neighbouring building at no. 133 Arlington Road has a rear elevation projecting forward by 1.4m. As such, the proposed extension at ground floor level would only project by 2.2m beyond the rear elevation of this building. In addition, the rear window of the neighbouring building is 1.5m from the boundary, so the room this serves would not be detrimentally affected in terms of loss of daylight and sunlight. In addition, given the modest projection of the proposed extension, it is considered that there would be no harmful loss of outlook from this window.
- 6.3 The proposed bridge into the rear garden from the ground floor level would preserve the same level of overlooking as currently, given that the rear garden sits at the same level as the ground floor level.
- 6.4 In relation to the neighbouring building at no. 129 Arlington Road, currently the application site has a terrace which leads into the rear garden adjacent to the boundary wall of 1.8m high. The proposed extension would be set in by 1.3m from the boundary wall which would ensure that there would be no loss of light, outlook, nor harmful overlooking caused by the proposed development. In addition, the proposed extension includes glazing doors on the flank wall facing towards no. 129. It is noted that the nearest window at the neighbouring building sits at distance of 3.6m from the proposed extension. Given the existing site

topography and elevation details it is considered that the 0.7m of glazing visible beyond the existing boundary wall would not be considered to cause detrimental harm in terms of light pollution to the neighbouring occupiers.

6.5 In light of the above, it is considered that due to the small scale proposal there would be no harm caused to the neighbouring amenity in terms of loss of light, outlook, overlooking or light pollution.

## **7. Trees**

7.1 The site has in the rear garden two trees closer to the rear of the building which hold some level of amenity value. No trees would be felled as part of the development. The proposal identifies the root protection areas for these trees and denotes the position of the tree protection barriers for the Construction Exclusion Zone. The tree protection measures would be secured via condition.

## **8. Transport and planning obligations**

8.1 The proposed scheme would include a small amount of excavation and is located in an area where, if necessary, parking for construction vehicles can be accommodated in the parking spaces in front of the property, subject to approved licence from Council's Streetworks Authorisations & Compliance Team. As such, transport officers consider that a Construction Management Plan would not be necessary in this instance. Also, given the nature and location of the proposed development, it is not considered that highways contribution would be necessary in this instance either.

8.2 In relation to car-free, as the proposal would result in a reduction of units, from two to one, it is considered that there is no need for this to be secured as car-free.

## **9. Recommendation**

8.1 Grant conditional planning permission

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 22nd July 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2019/1088/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Date: 18 July 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

OWAL Architects  
5B Maltings Place  
169 Tower Bridge Road  
London  
SE1 3JB

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**131 Arlington Road**  
**London**  
**NW1 7ET**

# DECISION

#### Proposal:

Excavation of lower ground floor level to increase ceiling height, erection of full width basement rear extension and part width ground floor extension following the demolition of an existing rear extension, partial enclosure of front lightwell, all associated with the conversion of the property back to a single dwelling (Class C3).

Drawing Nos: 248-SL; 248-GAB1 Rev P1; 248-GA00 Rev P1; 248-GA01 Rev P1; 248-GA02 Rev P1; 248-GE01 Rev P1; 248-GE02 Rev P1; 248-EX-GAB1 Rev P1; 248-EX-GA00 Rev P1; 248-EX-GA01 Rev P1; 248-EX-GA02 Rev P1; 248-EX-GE01 Rev P1; 248-EX-GE02 Rev P1; 248-EX-GS01 Rev P1; 248-EX-GS02 Rev P1; 248-GS03 Rev P2; 248-GS02 Rev P2; 248-GS01 Rev P2; Demolition Drawings: 248-DEB1 Rev P1; 248-DE00 Rev P1; 248-DE01 Rev P1; 248-DE02 Rev P1; General Elevations Demolition drawings 248-DE01 Rev P1; Tree Plan TP1\_AR\_131; Tree Protection Plan TPP1\_AR\_131; Basement Impact Assessment & Structural method Statement Parts 1 to 3 prepared by Constructure Ltd (Reference no. 1731, dated March 2019); Desk study and Ground Investigation Report Parts 1 to 8 prepared by GEA (Reference J19013, dated March 2019).

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:

248-SL; 248-GAB1 Rev P1; 248-GA00 Rev P1; 248-GA01 Rev P1; 248-GA02 Rev P1; 248-GE01 Rev P1; 248-GE02 Rev P1; 248-EX-GAB1 Rev P1; 248-EX-GA00 Rev P1; 248-EX-GA01 Rev P1; 248-EX-GA02 Rev P1; 248-EX-GE01 Rev P1; 248-EX-GE02 Rev P1; 248-EX-GS01 Rev P1; 248-EX-GS02 Rev P1; 248-GS03 Rev P2; 248-GS02 Rev P2; 248-GS01 Rev P2; Demolition Drawings: 248-DEB1 Rev P1; 248-DE00 Rev P1; 248-DE01 Rev P1; 248-DE02 Rev P1; General Elevations Demolition drawings 248-DE01 Rev P1; Tree Plan TP1\_AR\_131; Tree Protection Plan TPP1\_AR\_131; Basement Impact Assessment & Structural method Statement Parts 1 to 3 prepared by Constructure Ltd (Reference no. 1731, dated March 2019); Desk study and Ground Investigation Report Parts 1 to 8 prepared by GEA (Reference J19013, dated March 2019).

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

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities including a construction programme shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall be carried out strictly in accordance with the Basement Impact Assessment & Structural method Statement Parts 1 to 3 prepared by Constructure Ltd (Reference no. 1731, dated March 2019) and Desk study and Ground Investigation Report Parts 1 to 8 prepared by GEA (Reference J19013, dated March 2019), as well as the recommendations in the Basement Impact Assessment Audit Report (Rev F1) prepared by Campbell Reith, dated June 2019.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the Camden Local Plan 2017.

- 6 Prior to the commencement of any works on site, details as shown on drawings Tree Plan TP1\_AR\_131; Tree Protection Plan TPP1\_AR\_131 demonstrating how trees on site shall be protected during construction work shall be installed and implemented on site. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

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 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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.

**DECISION**

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

Director of Regeneration and Planning

OWAL Architects  
5B Maltings Place  
169 Tower Bridge Road  
London  
SE1 3JB

Application Ref: **2019/1448/L**

Please ask for: **Nora-Andreea**

**Constantinescu**

Telephone: 020 7974 **5758**

18 July 2019

**DRAFT**

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**131 Arlington Road  
London  
NW1 7ET**

**DECISION**

#### **Proposal:**

Excavation of lower ground floor level to increase ceiling height, erection of full width basement rear extension and part width ground floor extension following the demolition of an existing rear extension, partial enclosure of front lightwell, removal and addition of internal partitions and door openings and other alterations associated with the conversion of the property back to a single dwelling (Class C3).

Drawing Nos: 248-SL; 248-GAB1 Rev P1; 248-GA00 Rev P1; 248-GA01 Rev P1; 248-GA02 Rev P1; 248-GE01 Rev P1; 248-GE02 Rev P1; 248-EX-GAB1 Rev P1; 248-EX-GA00 Rev P1; 248-EX-GA01 Rev P1; 248-EX-GA02 Rev P1; 248-EX-GE01 Rev P1; 248-EX-GE02 Rev P1; 248-EX-GS01 Rev P1; 248-EX-GS02 Rev P1; 248-GS03 Rev P2; 248-GS02 Rev P2; 248-GS01 Rev P2; Demolition Drawings: 248-DEB1 Rev P1; 248-DE00 Rev P1; 248-DE01 Rev P1; 248-DE02 Rev P1; General Elevations Demolition drawings 248-DE01 Rev P1; Tree Plan TP1\_AR\_131; Tree Protection Plan TPP1\_AR\_131; Basement Impact Assessment & Structural method Statement Parts 1 to 3 prepared by Constructure Ltd (Reference no. 1731, dated March 2019); Desk study and Ground Investigation Report Parts 1 to 8 prepared by GEA (Reference J19013, dated March 2019).

Executive Director Supporting Communities



The Council has considered your application and decided to grant 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:

248-SL; 248-GAB1 Rev P1; 248-GA00 Rev P1; 248-GA01 Rev P1; 248-GA02 Rev P1; 248-GE01 Rev P1; 248-GE02 Rev P1; 248-EX-GAB1 Rev P1; 248-EX-GA00 Rev P1; 248-EX-GA01 Rev P1; 248-EX-GA02 Rev P1; 248-EX-GE01 Rev P1; 248-EX-GE02 Rev P1; 248-EX-GS01 Rev P1; 248-EX-GS02 Rev P1; 248-GS03 Rev P2; 248-GS02 Rev P2; 248-GS01 Rev P2; Demolition Drawings: 248-DEB1 Rev P1; 248-DE00 Rev P1; 248-DE01 Rev P1; 248-DE02 Rev P1; General Elevations Demolition drawings 248-DE01 Rev P1; Tree Plan TP1\_AR\_131; Tree Protection Plan TPP1\_AR\_131; Basement Impact Assessment & Structural method Statement Parts 1 to 3 prepared by Constructure Ltd (Reference no. 1731, dated March 2019); Desk study and Ground Investigation Report Parts 1 to 8 prepared by GEA (Reference J19013, dated March 2019).

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 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:5, 1:10, 1:15 of all new windows and doors (including jambs, head and cill);
- b) Details including sections at 1:20 scale of the bridge into the rear garden and its balustrade.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.



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.

- 5 All new brickwork to match the existing in colour, texture, size, bond and mortar mix.

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 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 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.
- 3 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.
- 4 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.
- 5 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

Director of Regeneration and Planning

**DRAFT**

**DECISION**