

Application ref: 2019/1448/L  
Contact: Nora-Andreea Constantinescu  
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Date: 25 July 2019

**Development Management**  
Regeneration and Planning  
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OWAL Architects  
5B Maltings Place  
169 Tower Bridge Road  
London  
SE1 3JB

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

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

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).

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:

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 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer