

Stan Ratajski
Werner and Werner
45 Green Lane
Thornton Heath
CR7 8BG

Application Ref: **2014/7835/L**
Please ask for: **Victoria Pound**
Telephone: 020 7974 **2659**

8 July 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
71 Arlington Road
London
NW1 7ES

Proposal:

Installation of new sliding folding doors at rear lower ground level and replacement of rear door with window at ground floor level, replacement of non-original window at front lower ground level, plus internal alterations at all floor levels.

Drawing Nos: Site location plan; DP/2337/PP-1; Proposed floor plans and elevations (Werner and Werner drawing dated May 2015); Works specification internal and external (dated 17/05/2015); 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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposal seeks in part to retain and rectify some unauthorised internal works of alteration to the first and second floors which were undertaken without consent (replacement of timberwork and strengthening of front brickwork at second floor and replacement of ceiling plaster at first floor), in association with other proposed works of alteration to the lower floors. Before the first and second floor works were undertaken, the building was broadly unaltered at the ground and first floors but had suffered water ingress to the top floor, damaging timberwork and plasterwork. The roof structure appears to have been replaced in the C20.

Internally, the replacement of non-original plasterboard to the top floor will be undertaken like for like. Any lathe and plaster which has been removed due to water damage at the first and second floors will be replaced in facsimile. The plaster to the lower floors will be repaired in matching materials.

Structural timber strengthening work has been undertaken at the top floor and this is considered acceptable in its justification and methodology. The strengthening of bowed brickwork to the front elevation will be retained as it would cause damage to remove this. This aspect of the work is limited to the top floor.

Other internal works of repair and alteration are minor in nature and will not involve the removal of or alteration to any significant fabric.

Externally it is proposed to replace the non-original lower ground floor front window

with new within the same opening, in a detail to match the adjoining building, and to replace the non-original rear door within the wing at rear ground floor level with a window to match the floor below. The principle and detail of these aspects are considered to be acceptable. The rear lower ground floor door and windows and fabric adjacent are not original. The form, scale and detailed design of the proposed new doors at this level are considered acceptable.

The materials, finish and detailed design of the proposed interventions are considered acceptable. The proposals taken as a whole are considered to preserve the building's character, appearance and special architectural and historic interest.

The site's planning history was taken into account when coming to this decision. No representations were received as a result of consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment