

Application ref: 2019/2281/P
Contact: Jaspreet Chana
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Date: 17 January 2020

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Ms Masha Feigelman
133
Arlington Road
London
NW1 7ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
133 Arlington Road
London
NW1 7ET

Proposal:
Erection of conservatory on rear elevation
Drawing Nos: S001, S002, S003, S100, S200, A001 Rev B(Amended), A100, A200,
Design & Access Statement.

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: S001, S002, S003, S100, S200, A001 Rev B(Amended), A100, A200, Design & Access Statement.

Reason:

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

- 4 The development to which this planning permission relates shall not be implemented if any part of the works for which planning permission was granted by the local planning authority on 08/10/19 under application reference 2018/6141/P) is begun.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

This application follows a previously refused application (2018/6141/P & 2019/0229/L) which was allowed at appeal (APP/X5210/W/19/3227384) on 10/07/19 for a single storey rear extension to the ground floor level. The previous extension was 3.7m wide, 2.6m high and 3.5m deep, this current application proposes a single storey rear extension which is 5.3m wide, 2.7m high and 3m deep. Therefore the difference is that the new extension is less deep and is wider than the previous appeal scheme.

The proposed full-width single storey rear extension has similar floor area and height as the part-width extension consented at appeal. It has the advantage over the previous scheme in that the kitchen is no longer moved into the new rear extension and instead remains within the envelope of the house. Whilst the extension is wider, it is also correspondingly shallower. A full-width extension is only acceptable on this particular house in the terrace because it is unique in having a plain flat back elevation; the other houses in the terrace have a prominent chimney external breast, resulting in only part-width extensions being acceptable.

A new window is proposed to be inserted into the rear elevation to utilise an existing door opening, this is similar to the previously approved appeal scheme and was deemed acceptable.

The historic plan form would remain entirely legible and would not be undermined by a separate solid rear addition.

It is noted that a significant number of properties within the listed terrace and in other listed terraces in the area have historically been extended to the rear levels. The proposed single storey extension at ground floor level would be mid terrace, of lightweight structure and be of a modest size and scale and would

be fully reversible, therefore it is not considered the extension would be harmful to the character and appearance of the listed building or the surrounding listed terrace.

Given the above factors the proposed extension would not have an adverse effect on the host building or on the special interest of the listed terrace of which it forms a part.

No objections were received during the course of this application. The sites planning history was taken into account when coming to this decision.

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 Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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).
- 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.

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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer