

Application ref: 2019/2557/L  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Date: 22 January 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Ms Masha Feigelman  
133  
Arlington Road  
London  
NW1 7ET

Dear Sir/Madam

### **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

#### **Listed Building Consent Granted**

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

Proposal:  
Erection of conservatory on rear elevation  
Drawing Nos: S001, S002, S003, S100, S200, A001Rev B (Amended) , A100, A200,  
Design & Access 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 The development hereby permitted shall be carried out in accordance with the following approved plans: S001, S002, S003, S100, S200, A001Rev B (Amended) , A100, A200, Design & Access Statement.

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 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 2019/0229/L) is begun.

Reason:

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

Informative(s):

- 1 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 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.
- 4 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.
- 5 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.
- 6 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