

Application ref: 2021/0107/L
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Alex Tart Architect
The Old Boathouse
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United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
71 Arlington Road
London
NW1 7ES

Proposal: Erection of a single storey rear extension at lower ground floor level alterations to windows and doors; and various internal alterations.

Drawing Nos: 00, 01, 02, 03, 04, 05, 06, 07A, 08A, 09A, 12B, 13A, 14, 15A, 15.1A, 16B, 17.0A & 17.1

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:

00, 01, 02, 03, 04, 05, 06, 07A, 08A, 09A, 12B, 13A, 14, 15A, 15.1A, 16B,

17.0A & 17.1

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 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.

New brickwork and making good should be done in bricks and lime mortar to match the original. Internal plaster where damaged should similarly be made good with traditional lime plaster repairs.

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 Slimlite double glazed units hereby approved must be fitted within the existing sash windows and retain the existing glazing bars.

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 Reasons for granting listed building consent:

The proposed extension and window/door alterations are considered to be acceptable in terms of design. The extension would be subordinate to the host building in mass and would be made up of appropriate materials. The proposed fenestration and doors would be of an appropriate design and materiality and would respect existing pattern and hierarchy. The various internal alterations would not involve the significant loss of original historic fabric nor harm the plan form of the property and as such would be acceptable. The design, scale, siting and materials of the proposals would be in keeping with the character and appearance of the subject property, and as such the Council's Conservation Officer has confirmed the proposals would preserve the character and appearance and significance of the listed building.

Two objections were received following statutory consultation. These comments were related to the previously proposed additional storey to the outrigger, a rear terrace, lower ground floor rear extension and excessive light spill. The additional storey and rear terrace have since been removed from the proposal. The amount of glazing in the lower ground floor extension roof has been significantly reduced. The lower ground floor rear extension has been reduced in scale and no longer surrounds the existing back addition.

The Camden Town CAAC initially objected to the application, but withdrew their

objection following the revisions to the proposals.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework.

- 2 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.
- 3 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.

- 4 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).
- 5 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.

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 above the printed name and title.

Daniel Pope
Chief Planning Officer