

Application ref: 2020/3846/P  
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Date: 21 May 2021

**Development Management**  
Regeneration and Planning  
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Percy+Young Associates  
46 Bassett Road  
Ladroke Grove  
London  
W10 6JL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**140 Arlington Road**  
**London**  
**NW1 7HP**

Proposal: Reconstruction of front boundary wall, to include metal gate and railings above, to dwelling. (Retrospective)

Drawing Nos: 001/A4/PL/001; 001/A3/400; 001/A2/401; Design and access statement 07/08/2020 RefJRT/003/PL/001.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

001/A4/PL/001; 001/A3/400; 001/A2/401; Design and access statement

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

Informative(s):

- 1 The application property is an end-of-terrace building which differs from those within the terrace row in terms of character, appearance and architectural features.

The property was enclosed by a medium height brick boundary wall. This has been rebuilt with yellow London stock bricks to match the existing building with a header course which forms the base for the new powder coated railings. The height of the wall has been increased slightly however this would still maintain a subservient position to the host building and streetscene.

The proposal includes replacement of existing metal gate with a new metal gate of a similar design. The new gate would be slightly higher than the previous and repositioned to align with main entrance of the property, which is considered acceptable.

The proposed gate and boundary wall with railings above, would be slightly higher than the neighbouring ones, and whilst not historically correct, given the property's appearance and position on the corner with Underhill Street and the modern conversion of the former Substation on the opposite corner, it is considered that in this instance the differences would be acceptable in this context.

Overall the proposal would preserve the character and appearance of the host building, streetscene and wider conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Due to the proposal's design, projection and location is not considered that would result in any significant harm to the amenity of neighbouring occupiers.

One objection and one comment from the Camden Town Conservation Area Advisory Committee were received prior making this decision, these are addressed in the associated consultation summary document. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of Camden Local Plan 2017. The development would also accord with the London Plan 2021 and National Planning Policy Framework 2019.

- 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 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, 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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



Daniel Pope  
Chief Planning Officer