

Application ref: 2021/2892/L  
Contact: Colette Hatton  
Tel: 020 7974 5648  
Email: [Colette.Hatton@camden.gov.uk](mailto:Colette.Hatton@camden.gov.uk)  
Date: 13 August 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Michael Hedley  
Flat B  
77 Arlington Road  
London  
NW1 7ES

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat B**  
**77 Arlington Road**  
**London**  
**NW1 7ES**

Proposal:

Replaceent of boiler with new flue and associated radiators.

Drawing Nos: 77B Arlington Road Design and Access statement, 77B Arlington Road floorplan, Original LP (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:

77B Arlington Road Design and Access statement, 77B Arlington Road floorplan, Original LP (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 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.

Informative(s):

- 1 77 Arlington Road is grade II listed and within the Camden Town conservation area. The building forms part of a terrace of 17 houses constructed in the 1840s. The house is of London stock bricks with a rendered ground floor, it is set over three floors with a basement. Originally one house, the building has now been converted into flats.

The proposals affect flat B which occupies the first floor of the building. The proposals are to replace the boiler, flue and two radiators. The boiler will be in the same position but slightly smaller than the existing, the flue will be in the same location. The two radiators will be in the same position but will be heritage style column radiators.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

- 2 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 2021.

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 quadrant of the page. The signature is fluid and cursive, with the first letter 'D' being particularly large and prominent.

Daniel Pope  
Chief Planning Officer