

Application ref: 2021/5157/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
Date: 26 April 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Studio AG Ltd
15 Alexandra Road
Windsor
SL4 1JH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**105 Arlington Road
London
NW1 7ET**

Proposal: Replacement of existing side return extension; and ground, first and second floor rear doors upgraded.

Drawing Nos: Site Location Plan, Block Plan 265_AGA_009_02, 265_ASU_001, 265_ASU_002, 265_AGA_005_04, 265_AEL_006_03. Design, Access Statement with Heritage (Studio AG 22/10/2021), Photo Survey (Studio AG pg 1-6).

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: Site Location Plan, Block Plan 265_AGA_009_02, 265_ASU_001, 265_ASU_002, 265_AGA_005_04, 265_AEL_006_03.

Design, Access Statement with Heritage (Studio AG 22/10/2021), Photo Survey (Studio AG pg 1-6).

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission:

The revised scheme to replace the existing side return extension along with upgrades to the rear doors is considered acceptable in terms of scale, design and materials. There are no proposed alterations to the front elevation, and no proposed changes will be visible from the public realm.

The existing side return shall be replaced by a similar form in the same location, albeit extended by approximately 1.5m to the rear. This will achieve a full width rear extension at ground floor. The extension shall be constructed of reclaimed London Stock Bricks with a single pitched sloped semi glazed roof. The rear ground floor elevation shall include an aluminium framed window fitted to the new side return.

In addition, the existing aluminium sliding doors at rear ground and first floor shall be replaced with aluminium framed double glazed fenestration, and an existing rotten timber door at second floor level shall be replaced with a new timber door with glazing bars to match the original fenestration to the host property. In each case, new glazing shall be fitted within existing openings.

Although the proposals involve a number of more modern materials such as aluminium window frames and double glazing, they are considered acceptable in this instance as the rear elevation and interior has been heavily altered historically and they are replacing non-original fabric which does not contribute to the significance of the listed building. It is the architectural character of the front elevation and associated railings and its group value with the rest of the listed terrace which contributes to the significance and special interest of the building, and these elements would not be harmed by the works. For this reason, the works would also preserve the character and appearance of this part of the Conservation Area.

Given the nature of the proposal, it is not considered to have any negative impact on neighbouring residential amenity in terms of loss of privacy, outlook or light.

The Council's Conservation officer was consulted and raised no objection to

the revised scheme.

The Camden Town CAAC raised concerns about the initial scheme; however following revisions to remove railings which would have created formalised terraces and confirmation that the acceptability of the proposals are due to the specific circumstances of the host building and would not set a precedent for other, more historically intact listed buildings along Arlington Road, the CAAC withdrew their objection.

No other objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

Therefore, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at 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.

- 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).

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer