

Application ref: 2021/5731/L
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Studio AG Ltd
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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: 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: 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 Reasons for granting listed building consent:

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 and will include a new internal opening to enable permeability within the new rear ground floor space. This is considered acceptable as the existing windows in place here are UPVC and not original, and the closet wing wall is already hidden by the existing infill extension and shall not be visible from the public realm.

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. Furthermore 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.

It is noted that the host property and its immediate neighbours, Nos.103 & 107, benefit from a number of alterations carried out prior to the listing of the terrace at Grade II in 1999. As such 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.

The proposed alterations also maintain the existing morphological form of blocks whereby rear projections from the corner of Alrington Road and Delancey Street increase in depth up to No.107 whence the depth of rear projections decrease. On balance, this intervention is considered acceptable.

Overall, the works would preserve the character and appearance and significance of the listed building and the setting of the terrace in which it sits. 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 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 listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings 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 policy 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 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 above the printed name.

Daniel Pope
Chief Planning Officer