

Application ref: 2022/1805/L
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Date: 7 July 2022

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Round Robin Studio Ltd
23 Elsworth Road
London
NW3 3DS
UK

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

21 Flat B
Arlington Road
London
Camden
NW1 7ER

Proposal:

Construction of a lightweight garden studio and decking in the rear garden.
Drawing Nos: Design and Access Statement (including Heritage Statement) (document number P2203); Location Plan; Site Plan; Existing Ground Floor Plan (drawing number P1001); Proposed Ground Floor Plan (drawing number P1002); Proposed Roof Plan (drawing number P1003); Proposed Plans 1:50 (drawing number P1004); Proposed Elevations (drawing number P1005); Specifications: Enviromat Flat Roof; AIA Plan (Arboriculture Drawing).

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:

Design and Access Statement (including Heritage Statement) (document number P2203); Location Plan; Site Plan; Existing Ground Floor Plan (drawing number P1001); Proposed Ground Floor Plan (drawing number P1002); Proposed Roof Plan (drawing number P1003); Proposed Plans 1:50 (drawing number P1004); Proposed Elevations (drawing number P1005); Specifications: Enviromat Flat Roof; AIA Plan (Arboriculture Drawing).

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 (delegated):

No.21 Arlington Road is one of a terrace of 15 houses, built in the 1840s. Constructed in stock brick with rendered ground floor and projecting bands, parapets and architrave surrounds, slate roof with party wall stacks. The terrace is Grade II listed, as are the Albert Street properties to the rear.

The application seeks permission for a rear garden outbuilding, of lightweight construction for ancillary use as a garden office and storage, with associated timber decking to the front of the structure.

The garden structure, which is modest in size, cannot be viewed from the public realm and is well distanced from neighbouring properties. The proposal is therefore considered to have limited impact on the setting of the surrounding listed properties. The presence of the studio is similarly considered to have limited impact on the character and appearance of the Camden Town conservation area.

The application has been advertised in the press and by means of a site notice. Camden Town CAAC expressed concern over the massing of the shed but otherwise did not object to the proposal. No comments or observations were received from the neighbours.

The site's planning history has been taken into account when making 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

- 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer