

Application ref: 2022/3789/L
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Appleton Weiner
19 Wallace Road
London
N1 2PG

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
111 Arlington Road
London
NW1 7ET

Proposal: Insertion of an external door at basement level below entrance step to front elevation.

Drawing Nos: P9-004, P9-003, ALC-209-A, ALC-600

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: P9-004, P9-003, ALC-209-A, ALC-600

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 Reason for granting listed building consent:

The proposal is for a new panelled door to enclose the area below the entry landing at the basement level. The existing area forms part of an outside service space originally required for accessing the coal store in the vaults. The external door does not project further than the existing concrete bridge. The existing York stone paving is retained in situ. There are no works proposed to the vaults.

There are numerous examples of this development along Arlington Road, and some have infilled the area (house numbers 103, 105, 107, 121 and 125). Several neighbours have inserted a door as proposed on the external line of the landing (house numbers 109, 113, 117, 119 and 123).

The Council's Conservation Officers have confirmed that the development is acceptable.

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.

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

As such, the proposed development 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 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer