

Application ref: 2022/3222/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**71 Arlington Road
London
NW1 7ES**

Proposal:

Erection of a single storey rear extension at lower ground floor level; alterations to rear windows and doors.

Drawing Nos: (Prefix: PL00_) 001, 010, 099, 100, 101, 102, 200, 300, 301

(Prefix: PL20_) 010, 099, 100, 101, 102, 200 RevA, 300, 301

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:
(Prefix: PL00_) 001, 010, 099, 100, 101, 102, 200, 300, 301

(Prefix: PL20_) 010, 099, 100, 101, 102, 200 RevA, 300, 301

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 proposed lower ground floor extension and ground floor rear window/door alterations are considered to be acceptable in terms of scale and design. The extension would be modest and subordinate to the host building in size and form and would be made of appropriate materials. The proposed fenestration and doors would be of an appropriate design and materiality and would respect existing pattern and hierarchy. The design, scale, siting and materials of the proposals would not harm the historic significance and special interest of the listed building, and as such the character and appearance of the listed building would remain preserved.

There are no objections following statutory consultation to the subject scheme. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer