

From: CTCAAC Chair
Sent: 22 April 2023 01:04
To: Planning Planning; David McKinstry
Subject: 2023/1183/L and 2023/0803/P 135 Arlington Road

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

This application has only just been made accessible on the website and therefore it has not been possible to submit comments within the designated timeframe. We would be grateful if the following were taken into consideration:

Whilst the CAAC supports the applicant's stated aims of improving insulation and providing efficient stack ventilation within the dwelling, the addition of a demountable roof terrace is not a necessary adjunct to this work. We note that there are no dimensions given for the terrace and are concerned about its demountability, stability and the impact it would have on the existing roof structure, in addition to its visual appearance.

The Planning Inspector's conclusion, relating to a previous rejected application for an additional storey on this property, is pertinent to this current proposal too (APP/X5210/A/07/2060779 - Appeal Dismissed in 2008):

'The Council's stance is that the attractiveness of this part of the Conservation Area is in part dependent on the almost uniform, unaltered roofscape of the listed terrace... The group value of similar (though not all identical) houses is acknowledged in the list description: "...an intact group of terraced houses, its special features little altered". I find that the size, relative prominence and eclecticism of this roof addition are all inimical to the visual and historical integrity of a terrace where minimal change, or none at all, is the most desirable outcome for the most visually significant parts of the constituent buildings.' C J HOILE MA(Oxon) MRTPI

The proposed terrace is not considered to preserve nor to enhance the CA, and would set a precedent for other similar structures elsewhere in the CA. It is noted that the dwelling already has outdoor amenity space and therefore the provision of additional space is not necessary.

kind regards,

Camden Town CAAC