

Delegated Report (Refusal)		Analysis sheet		Expiry Date:		24/05/2023	
		N/A / attached		Consultation Expiry Date:		21/05/2023	
Officer				Application Number(s)			
Jaspreet Chana				2023/0803/P & 2023/1183/L			
Application Address				Drawing Numbers			
135 Arlington Road London Camden NW1 7ET				<i>See draft decision notice</i>			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of a demountable roof terrace to main roof with roof access hatch, replacement of window at roof level to the rear, replacement of composite roof slates with natural roof slates and associated external works.							
Recommendation:		Refuse planning permission Refuse listed building consent					
Application Type:		Full Planning Permission Listed Building Consent					

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	<p>Three site notice(s) were displayed near to the site on the 19/04/2023 (consultation end date 13/05/2023).</p> <p>The application was also advertised in the local press on 27/04/2023 (consultation end date 21/05/2023)</p>			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	<i>None</i>			
CAAC:	<p>A letter of objection was received on behalf of Camden Town (CAAC). Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> • Whilst Committee members support 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 proposed terrace is not considered to preserve nor 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. <p><u><i>Officer's response:</i></u> <i>Please see section of the report below.</i></p>			

Site Description

The application site refers to a 3-storey with a basement mid-terrace building with a butterfly roof, situated on the west side of Arlington Road. The application site is grade II Listed Building and is within the Camden Town Conservation Area. The surrounding area is predominantly residential with similar 3 storey town houses.

The buildings significance includes its architectural design and materials, planform, evidential value as an early C19th terraced house and its townscape contribution including its contribution to the character and appearance of the Camden Town Conservation Area.

Relevant History

The planning history for the application site can be summarised as follows:

2014/7411/P: Planning permission was refused on 22/04/2015 for: Replacement of cedar roof shingles and rooflight with dormer on western elevation (retrospective) - Reason:

The proposed dormer window, by virtue of its inappropriate, design, finished appearance and location, would harm the setting of the Grade II listed building and harm the character and appearance of the Camden Town Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework.

2014/7425/L: Planning permission was refused on 22/04/2015 for: Replacement of cedar roof shingles and rooflight with dormer on western elevation (retrospective) - Reason:

The proposed dormer window, by virtue of its inappropriate, design, finished appearance and location, would harm the setting of the Grade II listed building and harm the character and appearance of the Camden Town Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework.

2008/1335/P & 2008/1367/L: Planning permission and listed building consent was Granted on 28/05/2008 for: Alterations to existing rear ground floor level extension including provision of a sedum roof and installation of new external doors to dwelling house.

2008/4450/P & 2008/3437/L: Planning permission and listed building consent was Granted on 31/10/2008 for: Revisions to planning permission dated 28/05/08 (2008/1335/P) for alterations to existing rear ground floor level extension including provision of a sedum roof and installation of new external doors to dwelling house namely, excavation to create extension and sunken patio at lower ground floor level below approved conservatory, alterations to floor level and detailed design of conservatory and installation of bridge from ground floor to garden.

2007/3859/P: Planning permission was refused on 24/09/2007 for: Erection of roof extension to existing single-family dwellinghouse (use class C3) – Reason:

The proposed roof extension, by reason of its form, detailed design and siting on the roof, would be detrimental to special architectural and historic interest of this Grade II Listed Building, the terrace to which it forms a part and the character and appearance of the Camden Town Conservation Area contrary to policies B1 (General design principles), B3 (Alterations and Extensions), B6 (Listed Buildings) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006. Decision was appealed and dismissed 03/03/2008 – APP/X5210/A/07/2060779.

2007/3860/L: Listed building consent was refused on 24/09/2007 for: Erection of roof extension to existing single-family dwellinghouse (use class C3) and internal alterations at second floor level – Reason:

The proposed roof extension, by reason of its form, detailed design, siting on the roof and impact on the integrity of the roof form would be detrimental to the special architectural and historic interest of this Grade II Listed Building and the listed terrace to which it forms a part, contrary to policy B6 (Listed buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006. Decision was appealed and dismissed 03/03/2008 – APP/X5210/E/07/2060777.

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage
- **DM1** Delivery and monitoring

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Camden Town Conservation Area Appraisal and Management Plan 2007.

Assessment

1. The proposal

1.1. Planning permission is sought for:

- Installation of a demountable roof terrace to main roof with roof access hatch,
- Replacement of window at roof level to the rear,
- Replacement of composite roof slates with natural roof slates and;
- Associated internal works.

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- Design and Conservation
- Neighbour Amenity

3. **Design and Conservation**

3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 (Design) requires that development respects local context and character, comprises details and materials that are of high quality and complement the local character, and that housing provides a high standard of accommodation. Policy D2 (Heritage) states that the council will preserve and where appropriate enhance Camden's heritage assets and their settings.

3.2. 135 Arlington Road is a GII listed building in the Camden Town Conservation Area. Its significance includes its architectural design and materials, planform, evidential value as an early C19th terraced house and its townscape contribution including its contribution to the character and appearance of the Camden Town Conservation Area. The site is also stated as a building, which makes a positive contribution to the Conservation Area.

3.3. The Camden Conservation Area Appraisal Management plan states:

3.4. *'...The houses have a very distinct local roof form: behind the front parapet, the valley roof is hipped towards the back and continued in slate to form the top floor, with a large chimney stacks on the rear elevation. This pattern gives rise to a characteristic and distinctive vertical emphasis...most roof are intact and can viewed from Mornington Street'*

3.5. Furthermore, the section 'Roof alteration and extensions' in the appraisal states that – *The Conservation Area retains many diverse historic rooflines, which is important to preserve. Fundamental changes to the*

roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will not be acceptable’.

- 3.6. It is proposed that the vertical hanging slates to the rear second floor garden elevation are replaced with natural slates. It is noted that the existing slates are artificial and not original so its replacement with natural slates would be welcomed but if approved a condition would be added to require more detail on the welsh slate tiles proposed.
- 3.7. At second floor on the rear elevation, it is proposed that the second floor rear window is replaced with a traditional sash window with lead counter weights. The replacement of the spring-loaded sash with weighted sash is supported however; the replacement of the single glazed window with a slim line double glazed window would not be acceptable, as they should match the existing windows on site.
- 3.8. In the listed terrace from No.101 to No.145 Arlington Road, the form and appearance of the roofs are relatively uniform in butterfly valley style and unaltered. Only three houses have roof extensions, all permitted before the terrace was listed in 1999, and none are closer to No.135. Although large sections of the structural timbers in the butterfly roof of No.135 have been replaced, the roof is in its original form. It is considered that the publicly visible manifestation of the original valley roof contributes to the special interest of this property and the character and appearance of the terrace in the conservation area. While other properties have mansard extensions, the subject building sits within a large section of properties which are unaltered at roof level. The rhythm of the original roof forms can therefore still be appreciated from both the public and private realm. This is considered to make a positive contribution to the townscape of the area.
- 3.9. Although it is clear that the roof structure has been rebuilt since the C19th, the proposal involves widening of the existing roof hatch to create a large rooflight access to the proposed terrace deck. The proposed access formalises access to the roof and a small deck seating area is to be installed, which will sit centrally on the roof and would be demountable and constructed from recycled plastic decking. The deck will sit centrally on top of the existing roof set back from the eaves. The terrace area is designed such that it will not be seen from any public views but would be seen from neighbouring private views.
- 3.10. The previously dismissed appeal decision (APP/X5210/A/07/2060779 dated 2008) for a roof extension stated: *‘I admire the ingenuity and visual imagination of the proposed design, the listing of the terrace in 1999 was an acknowledgement that the 23 buildings are so special that alterations and additions have to be rigorously judged. 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’.* This conclusion also applies in this applications case and the applications will be recommended for refusal.
- 3.11. The NPPF (2023) in para 196 provides guidance on the weight that should be accorded to harm to a heritage asset and in what circumstances such harm might be justified. Para 202 states that ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’. Local Plan policy D2 states that the Council will not permit development that results in harm that is ‘less than substantial’ to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.
- 3.12. The proposed roof alterations lead to ‘less than substantial’ harm to the significance of the listed building and the conservation area; and the proposed alterations would not create any public benefit but a private benefit for the residents of the flat. This would not overcome the harm identified and therefore the applications should be recommended for refusal.
- 3.13. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 (LB's) and s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 3.14. Overall, the proposals fail to preserve the special architectural and historic interest of this listed building and it would detract from the group value of the listed terrace of which it is one element and would fail to preserve or enhance the character and appearance of this small part of the Camden Town Conservation

Area.

4. Neighbour Amenity

- 4.1. Given the location of the proposal at roof level, it is not expected to result in any undue amenity impacts to neighbouring residential properties by way of loss of sunlight/daylight, outlook or privacy.
- 4.2. The proposal is therefore in accordance with policy A4 of the Local Plan.

5. Conclusion

- 5.1. The proposed rooflight and roof terrace, by reason of their design, size, form, location and appearance would be visually and architecturally detrimental to the special architectural and historic interest of the Grade II listed building and character and appearance of the Camden Town Conservation Area contrary to Policies D1 and D2 of the Camden Local Plan 2017.
- 5.2. The proposed enlarged roof hatch opening and new roof terrace, by virtue of its siting, scale and detailed would be visually and architecturally detrimental to the special architectural and historic interest of the Grade II listed building and character and appearance of the Camden Town Conservation Area contrary to Policy D2 (Heritage) of the Camden Local Plan 2017.

6. Recommendation

- 6.1. Refuse planning permission
- 6.2. Refuse listed building consent