

The Planning Inspectorate  
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2 The Square  
Bristol  
BS1 6PN

**File Code:**

Planning Appeal\_135 Arlington Road –  
Fabric Improvements\_231218

**Date:**

18<sup>th</sup> December 2023



Dear Sir / Madam

**RE: Planning Appeal - 135 Arlington Road – Fabric Improvements – Applications 2023/1183/L and 2023/0803/P**

**Planning History**

A Listed Building and Planning Application for fabric improvements to 135 Arlington Road, NW1, was submitted on the 24<sup>th</sup> February 2023. It was validated on the 17<sup>th</sup> April 2023. And it was formally refused on the 16<sup>th</sup> November 2023.

The grounds for refusal for Listed Building and Planning Consent were on two items:

*The proposed **enlarged roof hatch 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 policies D1 and D2** of the Camden Local Plan 2017.*

All the other previous concerns were withdrawn following my response to the Conservation Officers original comments. As my letter dated 23<sup>rd</sup> October 2023.

This planning appeal seeks to address these two remaining concerns that Camden Planning raised.

**The Decision Process**

At the time of writing, no planning officers report has been uploaded to the Camden Planning Portal.

The proposal was decided during an internal meeting with line managers. The only reasons for refusal were quoted as contrary to policies D1 and D2. These policies are all encompassing and therefore subject to a huge amount of interpretation / a potential catch all reason for refusal.

However, the section that pertains to this application is in Section 7, Policy D1 Design, point 7.23 Amenity Space, where it states:

*Private outdoor amenity space including gardens, balconies and roof terraces, can add significantly to resident's quality of life and applicants are therefore encouraged to explore all options for the provision of new private outdoor space...*

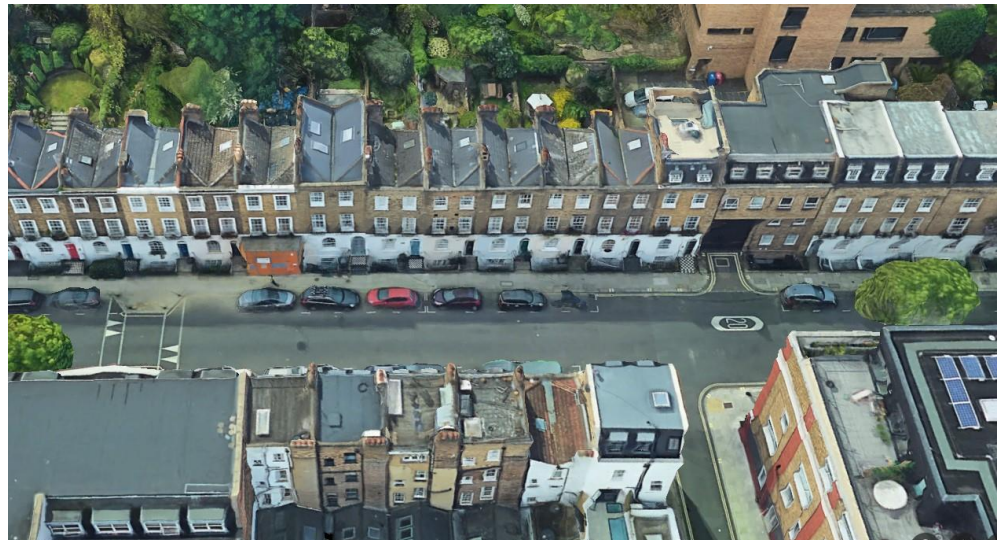
This application is a reasoned and measured exploration of that concept and therefore one expected Camden to encourage and be engaged in the provision of any new private outdoor space.

However, given the nature of the forum in which this application was assessed. I believe too much weight was given to perceived negatives and conservation dogma. Negatives put forward by a conservation officer who took six months to make any representation: comments received via email on the 16<sup>th</sup> October 2023, and from someone who has never visited the site. The other objection was from the unelected pressure group CAAC, who, as far as I can tell, seem to object to almost everything. In contrast, no negativity was put forward or expressed by anyone else living in Camden.

Looking at it objectively, what or where is there harm to this property or to the surrounding environment by having a roof light instead of a hatch and a demountable deck that sits within the valley roof of the house?

### **The Roof Light**

The proposed opening roof light sits within the valley roof and can only be seen from Google Earth. As the image below (taken from Google Earth), shows, there is at least one roof opening on every listed property on the street.



1. Arlington Road Rooflights Looking West. 135 is behind the red car.

As an alternate option, I am also proposing that the rooflight in this application could be swapped out with a flush mounted Conservation Egress / Ingress rooflight made by The Rooflight Company as the example below – Ref E1LG.



1. The Standard Egress / Ingress Conservation Rooflight 888 (w) x 1114 (l)

### **The deck**

The deck itself is demountable and therefore can not be considered as materially altering or affecting the fabric of the building.

The deck sits within the centre of the roof plan. It would therefore be very difficult to see from the properties to the rear because of the number of mature trees in-between the 55m distance separating the taller terrace to the rear (Historically, all of the terraced properties to the rear have been extended a floor upwards).

The rear chimneys, that are part of the back wall to this house and the neighbouring houses, effectively act as blinkers to all of the surrounding properties. Making views of the deck very difficult indeed.

From the street, again the chimneys to the party walls, and the fact that the neighbouring property to 133 Arlington Road is substantially larger and taller, means that any deck, centred within the plan, would be extremely difficult to see from the public realm. Yes, it would be able to be seen at high level from the terraced properties directly opposite, however all of them have been extended up by one storey above 135 Arlington Road, and have a roof terrace on top of said storey. This is therefore a mutually compatible situation.

As an alternate option, I have also included a deck where the balustrade is not solid and is constructed of a stainless-steel rail and wires. Due to the slimness of this arrangement, it would be almost impossible to see from the public realm or the properties to the rear. See SK\_008-011.

Both of these options / combinations are acceptable design solutions to me. The point of putting them forward, is the fact that Camden Planning refused to engage in any dialogue as to the final design of either the roof light or the deck.

### **In Conclusion**

This application is not harming anything, it is only improving a building that has consistently been improved upon since the 1840's when it was built.

These are very minor interventions, but they will make a big difference to the way in which this house is inhabited in the 21<sup>st</sup> Century. It is not ruining Camden, or the Street, or the Terrace. It is simply looking forward rather than backwards.

And at the end of the day, these proposals improve the fabric of the building, create a sustainable cooling ventilation strategy and provide the added benefit of an intimate family amenity space.

The benefit far outweighs any perceived negativity.

Yours faithfully

A handwritten signature in black ink, appearing to read 'G. H. E.', written in a cursive style.

Director  
for and on behalf of Emrys Ltd.