

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	22/04/2024
		N/A		<b>Consultation Expiry Date:</b>	09/06/2024
<b>Officer</b>			<b>Application Number(s)</b>		
Daren Zuk			i) 2024/0749/P ii) 2024/1774/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flat B 79 Arlington Road London NW1 7ES			See decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
i) Erection of mansard roof extension.  ii) Erection of mansard roof extension and associated minor interior alterations.					
<b>Recommendation(s):</b>		i) Refuse Planning Permission ii) Refuse Listed Building Consent			
<b>Application Type:</b>		i) Full Planning Permission ii) Listed Building Consent			
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice			
<b>Informatives:</b>					
<b>Consultations</b>					
		No. of responses	02	No. of objections	02
<b>Neighbour Consultation</b>		Site Notice: posted 10/05/2024, expired 03/06/2024 Press Notice: published 16/05/2024, expired 09/06/2024  Two responses objecting to the proposed works were received following statutory consultation. The objections are summarised below: <ul style="list-style-type: none"> <li>Impacts on the design of the existing building</li> <li>Impacts on the skyline</li> <li>Construction impacts</li> <li>Amenity impacts</li> </ul>			
<b>Camden Town CAAC</b>		The Camden Town CAAC was consulted and did not provide a response.			

## Site Description

The subject site is located on the western side of Arlington Road between the junctions of Delancey Street (north) and Mornington Street (south). It comprises a mid-block three-storey building (plus basement) which has been subdivided into two self-contained flats – Flat B is the subject of this application.

The application property lies within Camden Town Conservation Area and it forms part of a long and unified terrace of 17 Grade II listed, built during 1840s, mentioned in the Historic England Listing as stock brick with rendered ground floors, basements and parapets; slate roofs and party wall stacks. The majority of the properties within the terrace retain their original form and historic butterfly roofs. The roofscape of the terrace buildings at 33-95 Arlington Road appears to be unaltered.

## Relevant History

### Relevant planning records at the application site:

**21415** – Change of use, including works of conversion and new rear staircase, to form a self-contained 2 bedroom maisonette and a self-contained 4 bedroom maisonette. **Granted 29/10/1975**

**2022/2748/P; 2022/3136/L** – Mansard roof extension with three dormers front and back, to existing residential flat. **Refused 25/11/2022**

RfR: The proposed roof extension, by reason of its bulk, scale, siting within an unimpaired roofline, and removal of historic fabric, would result in harm to the original proportions and hierarchy of the Grade II listed building, to its special interest and significance, the wider terrace group and the character and appearance of the Camden Town Conservation Area, contrary to policy D2 (Heritage) of the Camden Local Plan (2017).

### Relevant planning records at neighbouring sites:

**2009/5911/P; 2009/5913/L** - 23 Arlington Road - Erection of a third floor, mansard roof extension to a single dwelling house (Class C3). **Refused 15/03/2010**

RfR: The proposed roof extension would be an unsympathetic alteration to the property which would result in the loss of the original butterfly parapet roof form and thereby harm the visual integrity of the largely unaltered terrace roofscape, the character and appearance of the host building and the conservation area and the special architectural and historic interest of the listed building.

**2005/3824/P; 2005/3826/P** - 103 Arlington Road - Demolition of existing roof structure and construction of a mansard roof extension to the dwellinghouse (Class C3). **Refused 03/11/2005**

RfR: The proposed roof extension would harm the character, appearance and special interest of the building by virtue of the loss of historic roof form and the loss of architectural integrity of the rear elevation. It would also cause harm to the integrity of the terrace of Listed Buildings by virtue of erosion of a largely unaltered roofscape and it would fail to preserve or enhance the character or appearance of the conservation area by virtue of erosion of the architectural integrity of the terrace.

**2004/1807/P; 2004/1808/L** - 15 Arlington Road - The erection of mansard roof extension to provide additional residential accommodation. **Refused 21/06/2004**

RfR: The mansard roof extension is considered unacceptable and inappropriate in terms of the scale, bulk, form and design proposed. The proposal would therefore be harmful to the character and appearance of the listed building, the terrace and the Camden Town Conservation Area.

## Relevant Policies

### National Planning Policy Framework 2023

### The London Plan 2021

### Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

## Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## Camden Planning Guidance (CPG)

CPG Design

CPG Amenity

CPG Home Improvements

## Camden Town Conservation Area Appraisal and Management Strategy (adopted 4 October 2007)

### Assessment

#### 1. Proposal

- 1.1. Planning permission is sought to erect a traditional true mansard type roof extension and raise existing chimney stacks and side party walls at roof level.
- 1.2. The front and rear walls of the mansard would be slightly set back from the front and rear parapets, and slope at an angle of approximately 70 degrees. It would have a flat pitched internal height of 3.28m and 2.2m to eaves, with three front and rear dormer windows aligned with the windows of the floors below. The details of the mansard are those of a traditional structure. The extension would increase the size of the existing maisonette, turning it from a 3-bed unit to a 4-bed one.

#### 2. Design & Conservation

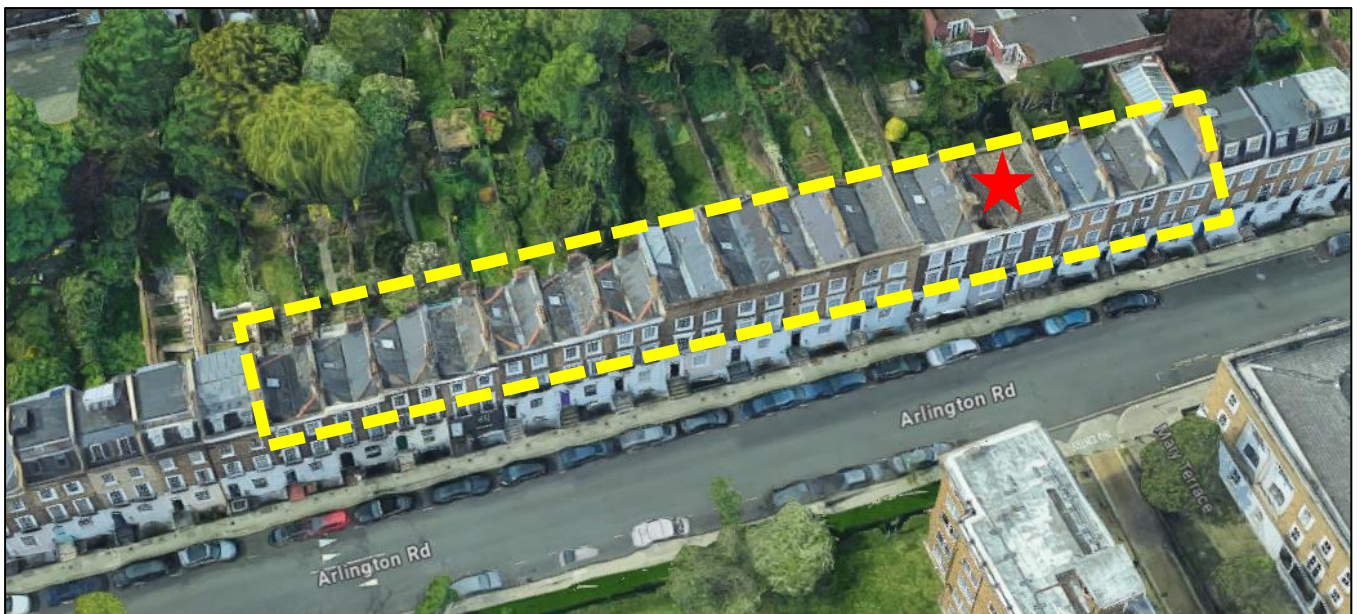
- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of host building and neighbouring ones, and the quality of materials to be used.
- 2.2. Policy D2 states that the Council will seek to manage development in a way that retains the distinctive character of conservation areas and their significance and will therefore only grant planning permission for development that preserves or enhances the special character or appearance of the area. To preserve or enhance the borough's listed buildings, the Council will resist development for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building. It also states that the Council will resist development that would cause harm to the significance of a listed building through an effect on its setting.
- 2.3. NPPF (2023) states at para 208 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.
- 2.4. In relation to roof extensions, CPG Home Improvements indicates that: *Erecting a roof extension on a building within a complete terrace or group that currently has no extensions, and it is not identified in Conservation Area Appraisals as being significant for its roofline, it is likely to be acceptable, generally, in a traditional form. If the complete terrace or group is identified as significant for its roofline, a new roof level is likely to not be acceptable regardless of its form.*
- 2.5. The application lies within Camden Town Conservation Area, which has particular guidance in relation to roof extensions and states that:

*'The Conservation Area retains many diverse historic rooflines which it 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.'*

Furthermore, it goes on to say:

*'The modest scale of the original development survives in most part in the western portion of the street, with the best preserved terraces on the south side between Arlington Road and Albert Street where the absence of roof extensions has retained original building heights. On the north side, the original houses survive to a large extent but alterations and extensions detract from the initial homogeneity. [...] Most roofs are intact and can be viewed from Mornington Street. Similar examples can be found at the rear of properties in Parkway, visible from Arlington Road.'*

- 2.6. Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 require that local authorities shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 2.7. A large part of the significance of the listed group lies in its uniformity. The existing terraced row on the western side of the road has 17 properties with a roofline that is completely unimpaired by roof extensions (see yellow-dashed line on aerial view below). The building's parapets pick up on the roads' gradient and step up towards Delancey St. Their uniformity can be seen from the streetscene and junctions with nearby roads such as Delancey St, Mary Terrace, Miller St, and Mornington St in both long and short views. The proposed mansard extension, along with the raised party walls and chimney stacks, at no. 79 (shown by a red star on image below) would thus appear as an incongruous addition to this untouched roof profile of the terrace row. Given its location it would be highly visible from the public realm.



- 2.8. The proposed mansard extension would adversely impact the uniformity of the terrace and the unified composition of the front elevation as seen from the streetscene and rear elevation as seen through the gaps along Mornington and Delancey Street, contrary to policy D1. Due to the resulting increase in height, the proposal would harmfully impact the original proportions and hierarchy of spaces of the listed building, and wider terrace row.
- 2.9. The Historic England Listing mentions the slate roofs of the buildings within the group the application site is part of as being significant. Due to the proposal's nature, position and projection, it would also adversely impact on the significance of both the special interest of the host building and the setting of the adjoining listed buildings, contrary to policy D2. The information submitted does not justify the harm to the listed building. As there have been no planning records at the application site, it is likely that the valley roof holds original fabric. The extension would remove the remaining elements of the original roof form and would therefore substantially harm the recognized significance and architectural and historic interest of this listed building/terrace. As such, the proposal would therefore result in 'less than substantial' harm to the listed building, terrace row and Camden Town Conservation Area. Whilst there is some public benefit of the proposal from increasing the size of the residential accommodation, this would not be a sufficient to outweigh the harm. Therefore, the works do not comply with requirements of the NPPF in terms of the balancing exercise required for weighing harm to heritage assets against public benefits.

2.10. A similar planning application and listed building consent was submitted in 2022 (ref 2022/2748/P and 2022/3136/L). It is not considered that there has been any policy changes since this time to warrant a change in the Council's assessment of the proposal.

2.11. Overall, it is considered that the proposed mansard extension, due to its position, height and bulk, would appear as an incongruous addition, out of context with its surroundings and be harmful to the significance of the host listed building, wider terrace row and Conservation Area.

### **3. Amenity**

3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbouring ones by only granting permission for development that would not harm their amenity. The main factors which are considered the impact the amenity of neighbouring residents are overlooking, sense of enclosure, implications on daylight, sunlight, light pollution and noise.

3.2. The proposed roof extension, due to its nature, design and position, would not result in harm to the neighbouring amenity in terms of loss of light, outlook, privacy or pollution by light or noise.

### **4. Recommendation**

4.1. Refuse planning permission and listed building consent on the following grounds:

The proposed roof extension, by reason of its bulk, scale and siting within an unimpaired roofline, would result in harm to the special interest and significance of the Grade II listed building, wider terrace group and the character and appearance of the Camden Town Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017).