

Delegated Report		Analysis sheet		Expiry Date:	06/06/2024
		N/A		Consultation Expiry Date:	10/06/2024
Officer			Application Number(s)		
Adam Greenhalgh			i) 2024/1376/P ii) 2024/1821/L		
Application Address			Drawing Numbers		
161 Arlington Road London NW1 7ET			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
i) Removal of existing rear conservatory and erection of a two storey, ground and first floor rear extension with a rear basement extension (with a rear lightwell) below. Replacement of all windows with double glazed hardwood sash windows and UPVC double glazed windows (rear). ii) Removal of existing rear conservatory and erection of a two storey, ground and first floor rear extension with a rear basement extension (with a rear lightwell) below. Internal alterations including removal of internal walls and installation of partitions on ground floor. Replacement of all windows with double glazed hardwood sash windows and UPVC double glazed windows (rear)					
Recommendation(s):		i) Refuse planning permission ii) Refuse Listed Building Consent			
Application Type:		i) Full planning permission ii) Listed Building Consent			
Conditions or Reasons for Refusal:		Refer to Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:	No. of responses	00	No. of objections	00	
Summary of consultation responses:		Site notice: displayed 17/05/2024 expiry 09/06/2024 Press notice: published 16/05/2024 expiry 09/06/2024			
Neighbouring occupiers		No neighbour responses to date			

Site Description

161 Arlington Road is a Grade II listed building in the Camden Town Conservation Area. It has four storeys over a basement, the top floor being a mansard extension added c1992. On the north side of the building sits The Lady of Hal Church opened in 1933, while on the south sit the remaining houses in the original terrace, nos. 159-155. It is assumed the present-day elevation dates from 1987 when the shop with flat above were converted into a single house. Separate access to the flat above was infilled, the lightwell opened and spearhead railings added around the lightwell. The building has a single storey conservatory on its rear elevation, as shown in the image below.



The significance of the Grade II Listed building includes its architectural design and materials, planform, evidential value as an early C19th terraced house and its townscape value including its role in the setting and group value of other listed buildings and its positive contribution to the character and appearance of the Camden Town Conservation Area.

Relevant History

9201040 - The erection of a third floor extension with terrace the erection of a conservatory with balcony over at the rear and the re-opening of the front lightwell to the basement and its enclosure by metal railings – granted 03/12/1992

8701329 - Change of use from retail shop and residential flat to residential house – granted 30/03/1988

Relevant policies

National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A5 Basements

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance (CPG)

CPG Home Improvements (2021)

CPG Amenity (2021)

CPG Design (2021)

CPG Basements (2021)

Camden Town Conservation Area Appraisal and Management Strategy 2007

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 which has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. PROPOSAL

- 1.1. Demolition of the existing rear conservatory and erection of a new two storey extension, ranging over basement and ground with a conservatory at first floor first floor level. The new extension would be the full width at basement and ground floor level and 3.65m in depth. The first floor conservatory would be 3.12m in depth and 2.79m in width, being sited on the side of the church. A 1.3m lightwell would be formed to the rear basement extension. The new extension would be glazed at both levels with full height glazing at ground floor level and the conservatory predominantly glazed at first floor level.
- 1.2. Replacement of all windows like for like double glazed hardwood sash windows and UPVC double glazed at the rear façade.
- 1.3. Internal alterations including removal of internal walls and installation of partitions on ground floor

2. ASSESSMENT

2.1. The material considerations for this application are summarised as follows:

- Design and Heritage
- Amenity of neighbouring residential occupants
- Basement Impacts

2.2. 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.

2.3. 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.

2.4. 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.

Internal Works

2.5. The location of the front basement internal room door is proposed to be slightly realigned. It is currently aligned with the external door into the lightwell which is the typical historic position within plan forms of this building typology and date. However, it is clear that the door was formerly (prior to 1992) in the location now proposed and given the lack of clarity over its c19th position there is no objection to reverting to the pre-1992 location.

2.6. It is proposed to remove the remainder of the spine wall between the front and rear rooms at basement level. This would erode what remains of the historic cellular division between the rooms and leads to the loss of historic plan form, and is thus not supported.

2.7. It is proposed to open the front ground floor room chimney breast to install a cooker. The extent of this in elevation terms has not been demonstrated, but would likely result in the loss of structural integrity of the chimney stack. The installation of steels would also likely be required given the gauged arch of the breast at ground floor level.

2.8. A run of kitchen cabinetry across the entire party wall of the ground floor level is proposed. No elevational drawings have been provided; however, from the plans submitted it is evident that they would partially obscure the legibility of the chimney breast.

2.9. The existing entrance lobby arrangement, which dates from 1992, would be demolished and replaced with a glazed screen wall. This is not supported as it would result in harm to the historic character and appearance of the front room and entrance hall.

External Works

2.10. The chief part of the proposed external works is demolition of the existing rear conservatory and erection of a new two storey extension with extended basement below. There is no objection to the loss of the existing conservatory and the principle of replacing it with a single storey extension subject to scale, form and materials.

2.11. However, the creation of the two storey rear extension as proposed is not appropriate and would negatively impact the heritage significance of the group of three listed buildings. The buildings historically never featured closet wings; this is evidence given the position of the chimney stack and staircase. Historic maps suggest they had small single storey extensions in the position of the existing extension, likely a lavatory given the position and scale. The majority of the c19th houses on this side of Arlington Road have a uniform rear elevation, notwithstanding the impact of some extensions, some of which were already in situ prior to the buildings being listed in 1999.

- 2.12. The proposed extension, by reason of the first floor element, disrupts what survives of the uniformity of the rear of the listed group of the three buildings at this end of the terrace. It would also likely result in the loss of historic brickwork and building fabric to the rear wall although, this is unclear given the lack of documentation submitted. The creation of the proposed rear lightwell would also adversely affect the special architectural and historic interest of the listed building by reason of the creation of external excavation and vertical circulation. This is at odds with the original design intent of the building including its internal and external hierarchy and evidential value. It would result in the erosion of historic character and the relationship of the listed building with its garden, which forms a key aspect of its setting.
- 2.13. The extent of demolition of the rear chimney stack is unclear. The existing and proposed plans show some partial demolition at ground floor to the point anything above ground floor would have to be piled or supported on steels. The existing and proposed elevations suggest retention above first floor level; however, the Design and Access Statement is showing total demolition. Demolition of any part of the chimney stack would not be acceptable. It is not possible to fully assess the impact of the proposed upper part of the extension on the chimney breast at first floor level because there are no proposed plans at this level.
- 2.14. It is proposed to replace all of the windows in double glazing, some in hardwood and some in UPVC. The details of the existing windows have not been submitted; however, they appear to all be painted timber sashes in single glazing with the exception of those on the rear elevation which are clearly of late C20th date construction. There are no existing and proposed section details of the proposed glazing and the extent of pre-C20th glass is not known.
- 2.15. Replacement of the existing single glazed timber sash windows with double glazed units in timber and UPVC cannot be supported due to the impact on the special architectural and historic interest of the listed building. While double glazing is sometimes permitted in listed buildings it is subject to a very high level of detail, including evidence regarding the date of existing sashes and a glass survey. The required information on the existing and proposed glazing is absent in this application, thus the window replacement cannot be fully assessed or supported.
- 2.16. The existing and proposed basement plans appear to indicate that an entrance lobby is proposed under the front steps but no further details of this have been provided. It is also unclear how the creation of this entrance would affect the access to the vaults as the vaults don't appear on the proposed drawings.
- 2.17. There are elements of the proposed works where it has been difficult for Officers to assess the impact on historic fabric due to the lack of information. However, in almost every instance where fabric is proposed for removal the impact of the work which replaces it is also unacceptable. Therefore the provision of such additional information could do little to reduce the harm hereby identified.
- 2.18. Section 72(1) of the Listed Buildings Act 1990. In the exercise of various functions under the Planning Acts in relation to land in conservation areas (including determination of planning applications) the Council is required to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area. The proposals would result in a rear extension which involves the partial obscuring of an historic elevation at a high level and would not be in general accordance with the historic development pattern (where surviving) on the host terrace. The proposals would cause less than substantial harm to the character and appearance of the Conservation Area equating to a failure to preserve or enhance.
- 2.19. Section 16(2) of the Listed Buildings Act 1990 (Planning (Listed Buildings and Conservation Areas) Act 1990). In considering whether to grant listed building consent for any works, the Council is required to 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. For

the reasons outline in the assessment above the proposals would fail to preserve the special architectural and historic interest of the listed building.

- 2.20. Section 66(1) of the Listed Buildings Act 1990 In considering whether to grant planning permission for development which affects a listed building or its setting, the Council is required to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. In respect of the setting of Number 157 and 159 Arlington Road, and the general historic context of the development of Numbers 101-145 Arlington Road, the proposals would fail to preserve the historic setting.

3. AMENITY

- 3.1. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG Amenity provides specific guidance with regards to privacy, overlooking and outlook.
- 3.2. The site adjoins Our Lady of Hall RC Church to the north and the siting and form of the proposals would not unduly overshadow or obscure any windows of the church. There is not anticipated to be any harm to the use or conditions at the church.
- 3.3. To the south, there may be a loss of light and outlook for the occupiers of 159 Arlington Road. The proposal would extend 3.5m beyond the rear elevation of 159 Arlington Road with a 2.67m high solid wall. There is a lightwell immediately alongside the site of the proposal at the rear of 159 Arlington Road and there is a concern that the proposal would result in undue overshadowing, loss of outlook, and increased sense of enclosure for the room which is served by the lightwell. In the absence of a Sunlight & Daylight Assessment which identifies the use of the rooms at the rear of 159 Arlington Road and the effects of the proposal it is considered that the proposal would result in undue overshadowing, loss of outlook, and increased sense of enclosure for the room(s) at the rear of 159 Arlington Road.
- 3.4. The proposal would not result in any undue loss of privacy at any adjoining properties. There would be no direct overlooking of any windows at any neighbouring sites. The first floor element would possibly result in some overlooking of the garden at the rear of 159 Arlington Road but due to the proposed setback, it would not be direct and it would be no worse than that which exists from the upper floor windows at 157 and 161 Arlington Road and the first floor rear terrace at 157 Arlington Road.

4. BASEMENT IMPACTS

- 4.1. The proposal includes a rear extension to the existing lower ground floor/basement, and would be full width, extending to the boundaries of both immediately adjoining sites. The Proposed Section shows the excavation of a lightwell to serve the rear basement extension.
- 4.2. Policy A5 (Basements) of the Local Plan includes criteria upon which proposals including basements will be assessed. The policy lists the relevant planning criteria (parts a – e), it lists the parameters which should be observed (parts f – m) and it confirms that a satisfactory Basement Impact Assessment should be undertaken to demonstrate no adverse effects on structural, ground or water conditions in the area under part b of the policy. The proposed basement would be contrary to parts c, d, e, j, and l of policy A5, as outlined below.

- 4.3. Parts c, d and e require that basement development should not cause harm to: c. the character and amenity of the area; d. the architectural character of the building; and e. the significance of heritage assets. The creation of the proposed rear lightwell would adversely affect the special architectural and historic interest of the designated heritage asset by reason of the creation of external excavation and vertical circulation at odds with the original design intent of the building including its internal and external hierarchy and evidential value. It would result in the erosion of historic character and the relationship of the listed building with its garden, which forms a key aspect of its setting.
- 4.4. Part j. requires basement extensions should extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation. The basement extension and lightwell measures 5m in depth, whereas the depth of the host building is 7.5m. The basement extension and lightwell would therefore extend into the rear garden further than 50% of the depth of the host building measured from the principal rear elevation.
- 4.5. Part l. requires that basements should be set back from neighbouring property boundaries in cases where the basement extends beyond the footprint of the host building. The submitted plans show the full depth of the basement located along both the north and south shared boundaries.
- 4.6. A Basement Impact Assessment (BIA) has been submitted to assess structural, ground, and water conditions of the area. The BIA has been reviewed by the Council's independent basement consultants, Campbell Reith. While Campbell Reith are broadly satisfied that basement extension would not will not impact the hydrology and the stability of the neighbouring properties and public highway, it is noted that the authors' qualifications do not comply with CPG Basements. The author is a chartered structural engineer but no proof of expertise in surface water, hydrogeology or engineering geology has been provided.

5. RECOMMENDATION

5.1. Refuse planning permission on the following grounds:

- The proposed two storey rear extension, rear basement extension, rear lightwell, and replacement windows, by reason of their design, bulk, scale, siting, and materiality 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).
- In the absence of a Sunlight & Daylight Assessment, the proposed two storey rear extension, by way of its size, siting and design, would result in undue overshadowing and enclosure of the lightwell/room(s) at the rear of 159 Arlington Road, contrary to policy A1 (Managing the impact of development) of the Camden Local Plan (2017).
- Due to its size and siting, the proposed basement extension and lightwell thereto would be excessive and inappropriate to the historic and architectural merits of the Listed Building and the character and appearance of the Conservation Area, contrary to policy A5 (Basements) of the Camden Local Plan (2017).
- In the absence of a Basement Impact Assessment authored by a suitably qualified engineer and without mitigation measures to demonstrate sufficiently that the proposal would safeguard ground and water conditions, the proposal is therefore contrary to policy A5 (Basements) of the Camden Local Plan 2017.

5.2. Refuse listed building consent on the following grounds:

- The proposed two storey rear extension, rear basement extension, rear lightwell, and replacement windows, by reason of their design, bulk, scale, siting, and materiality would result in harm to the special interest and significance of the Grade II listed building, contrary to policy D2 (Heritage) of the Camden Local Plan (2017).