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PROJECT 001A - PLANNING STATEMENTS

in support of a planning application submitted in October 2024
for **approval of internal alterations** at:

161 ARLINGTON ROAD, LONDON NW1 7ET

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1.0 INTRODUCTION

1.1 SITE ADDRESS

161 Arlington Road, London NW1 7ET

1.2 DESCRIPTION OF APPLICATION

This document has been prepared to provide planning and heritage statements to accompany an application for approval of internal reconfigurations at the above property.

The alterations include removal of sections of internal partition at ground and first floors and removal of some doors, plus infill of an existing doorway. These are shown on the following drawings.

1.3 APPLICATION DRAWING LIST

001A-010 Pre-existing Plans
001A-011 Pre-existing Plans
001A-020 Existing Plans
001A-021 Existing Plans

2.0 BACKGROUND INFORMATION

2.1 LOCAL CONTEXT

161 Arlington Road is situated adjacent to Our Lady of Hal Church, located at the junction of Arlington Road and Parkway a short walk from Camden Tube station.

To the south the road predominantly features a residential typology however a number of the houses have been bought by and are operated for commercial activities. The eastern side of the road features some commercial buildings, and around the junction with Parkway there are a number of shops and restaurants.

Our Lady of Hal Church is a significant presence however is designed with proportions that are in keeping with the scale of the residential buildings along the road, its eaves height being similar to that of the parapet at No. 161.

The church backs on to the cluster of commercial buildings located around the junctions of Parkway with Arlington Road and Albert Road, some of which are larger, more contemporary commercial buildings.

The urban grain is therefore a mixture of Victorian residential, some Victorian commercial buildings, a place of worship, plus more contemporary commercial developments, all of varying scales.

Much of the immediate local area sits within the Camden Town Conservation Area.

2.2 SITE DESCRIPTION

161 Arlington Road forms part of the Victorian residential development of the area and is the last of a run of similar, if not identical, houses on the east side of the road.

Over time some infill development has taken place and a number of properties have been altered including construction of mansard roofs, installation of non-traditional window and doors styles, and infilling of windows or doors however most retain the majority of their original features and character.

In the past 161 Arlington Road was converted into a shop at ground floor with a flat above, later being converted back into a single family dwelling but retaining the shopfront to the street. At roof level a mansard roof has been constructed, which is in keeping with the character of the building and is similar to other developments along the east side of the road.

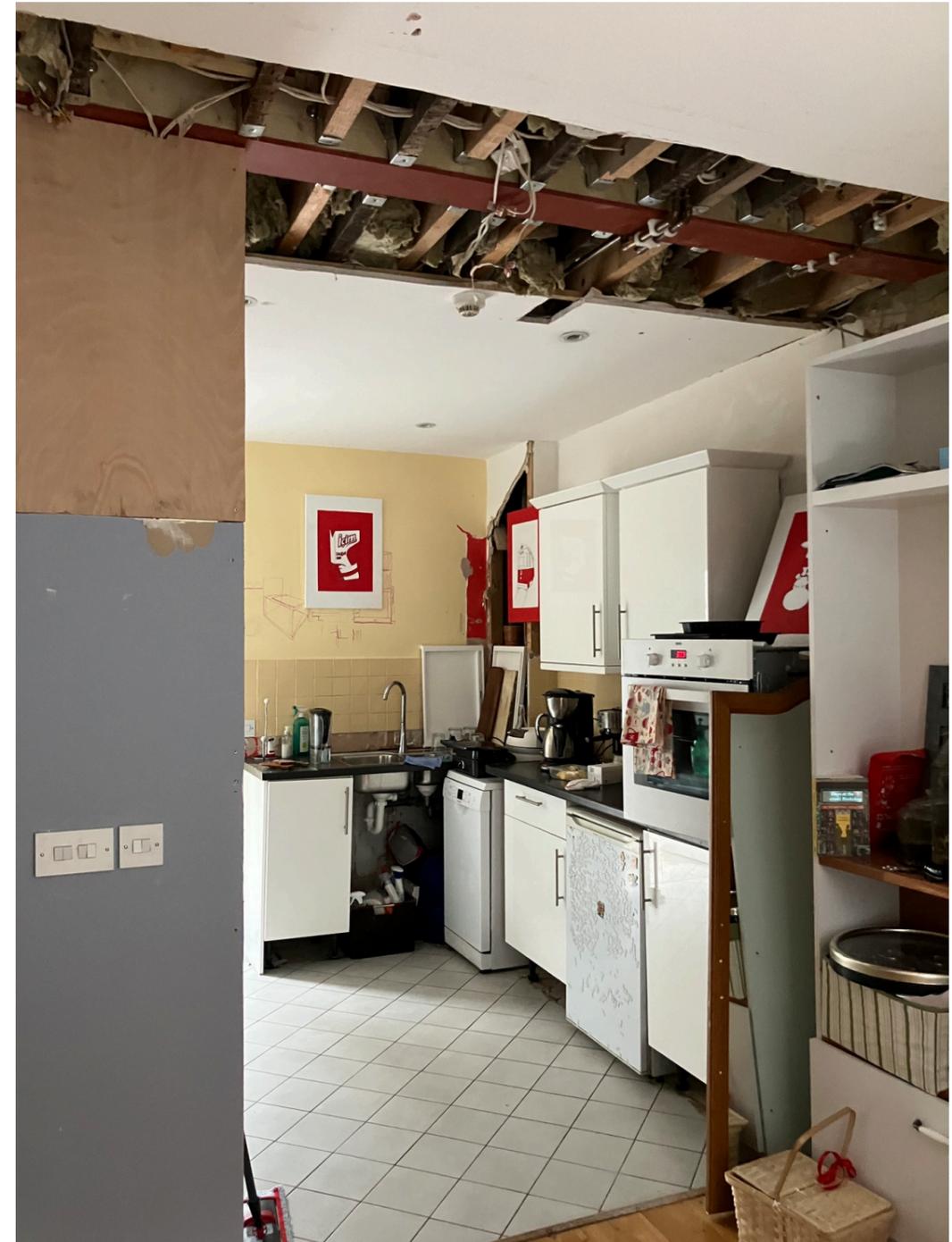
The house - now Grade II listed - retains much of its original character with the shopfront making a significant contribution to the building and to the local area.

2.0 BACKGROUND INFORMATION

2.3 PHOTOGRAPHS



Street-facing facade of No.161
Source: *Studio 309*



Photograph indicating the existing internal structure aboveground floor,
believed to have been installed during works to create the mansard roof.
Source: *Studio 309*

2.0 BACKGROUND INFORMATION

2.3 PHOTOGRAPHS



Internal photograph from rear to front, at ground floor. Visible are the former kitchen units (item 2 in Section 5.5) and the opening that has been widened (item 1 in Section 5.5). Source: *Rightmove.co.uk*

2.0 BACKGROUND INFORMATION

2.3 PHOTOGRAPHS



Internal photograph in the reception space at ground floor. Visible are the former angled partitions with leaf-and-a-half doors (item 3 in Section 5.5). The front door to the street is behind the doors in the centre of the image. Source: *Rightmove.co.uk*

2.0 BACKGROUND INFORMATION

2.3 PHOTOGRAPHS



Internal photograph, from the front to back at the first floor showing the former opening (item 5 in Section 5.5) and the internal door, visible to the left side of the image, that has been removed and opening infilled (item 6 in Section 5.5). Source: *Rightmove.co.uk*

2.0 BACKGROUND INFORMATION

2.4 PLANNING HISTORY

Previous applications registered on the Camden Planning website at the property are as follows:

8701329. Change of use from retail shop and residential flat to residential house. *Granted.*

9201040. 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.*

2024/1376/P & 2024/1821/L. 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). *Refused.*

2.5 SUMMARY

No.161 has undergone two significant developments, that being conversion of the ground floor to shop use at some point in the past, and later reversion of the property from shop with flat above to a single residential dwelling.

Later, the mansard roof was added, however both developments took place before the property was listed in 1999.

2.6 PRECEDENTS & ADJACENT PROPERTIES (SELECTED LIST)

2015/3665/P & 2015/4147/L. 157 Arlington Road.

This application was undertaken for installation of a roof light, however the plans submitted show that alterations similar in intent those described in this document have taken place at ground floor in particular, as well as throughout the building (a dwelling house).

2004/4210/L. 159 Arlington Road.

Minor internal reconfigurations to doors at ground floor to create a more contemporary layout.

9501622. 147-155 Arlington Road.

An application for creation of additional flats at roof and basement levels. The plans show that the three houses at what is now No.155 have undergone extensive internal reconfiguration and the layouts do not reflect the original character of the buildings. Likewise, the infill development at No.147 bears little resemblance to the dominant residential character of the east side of Arlington Road, including the layouts.

3.0 HERITAGE STATEMENT

3.1 CONSERVATION AREA

The property is located in the Camden Town Conservation Area, which was implemented in November 1986, with certain boundaries extended later.

3.2 LOCALLY AND NATIONALLY LISTED BUILDINGS

161 Arlington Road is Grade II listed (1999).

See the full [Historic England list entry](#).

3.3 161 ARLINGTON ROAD

The property was listed as part of the row of three similar houses - 157-161 Arlington Road - in 1999, for features of the street-facing facades such as the windows.

The former shopfront is described in brief in the list entry, and the mansard is mentioned albeit as “not of special interest”.

3.4 PROPOSALS

The proposals are limited to the interior of the building, which has undergone extensive rebuilding and reconfiguration over time, and do not affect the external appearance of the property in any way. See Section 5.5 for more detail.

4.0 ACCESSIBILITY STATEMENT

4.1 ACCESSIBILITY REQUIREMENTS

None of the current occupants have existing accessibility requirements and none are anticipated.

5.0 PLANNING STATEMENT

5.1 FLOOD RISK

According to the **gov.uk** Flood Map for Planning web page (accessed 22.10.2024) the site is in an area of:

- **Very low risk** of flooding from rivers or the sea;
- **Very low risk** of flooding from surface water;
- Groundwater flooding risk is noted as **unlikely**;
- Flooding from reservoirs is noted as **unlikely**.

5.2 STORAGE OF REFUSE AND RECYCLING

Current bin storage arrangements to the front of the house but off-street are unchanged by these proposals.

5.3 PARKING AND BICYCLE STORAGE

Arrangements for car parking and bicycle storage are unchanged by the proposal.

5.4 AMENITY AND PRIVACY OF THE NEIGHBOURS

The proposals are for internal alterations only and there is no impact on the amenity and privacy of the neighbours.

5.0 PLANNING STATEMENT

5.5 PROPOSALS

The application for which this document has been prepared seeks retrospective permission for alterations to sections of internal partition and doors, at ground and first floors of the property only.

In particular these are as listed, with notes per point following:

1. Removal of a section of partition at ground floor between the reception room and kitchen to allow for free-flowing circulation front-to-back;
2. Removal of the kitchen at ground floor;
3. Removal of the angled partitions and leaf-and-a-half doors within the reception space at ground floor to provide more space and allow for better circulation;
4. Installation of a new door and associated partition at ground floor between the reception space and stairway;
5. Removal of the partition between front and rear rooms at first floor to allow for creation of a single space front-to-back, and;
6. Removal of one of the doors from the stairwell at first floor and in-filling of the opening with decoration to match the existing.

These proposals are indicated on the drawings included with the application, as listed in Section 1.3, above.

NOTES

1. Opening up works undertaken as part of investigations prior to submission of applications 2024/1376/P & 2024/1821/L revealed that much of the internal structure of the building is not original.

The engineer noted in the Basement Impact Assessment (page 3) that large parts of the house were rebuilt as part of the works to create the mansard roof and rear conservatory “...the latter extending over basement and ground floors with a terrace at first floor level. The refurbishment works appear to have completely rebuilt the internal structure to No161 as no original structure has been found in investigation works, no period features are present, and the floors are level.”

The purpose of removing the partitions is to facilitate a layout more in line with contemporary living arrangements for a family. This may not reflect the layout of the original building but remodelling has taken place already - in this and other similar properties on the road - with significant amounts of structure being replaced. No original features or materials have been lost in doing so.

2. The kitchen was not original and has been removed in part to allow for installation of a newer one.
3. Photographs taken prior to the recent sale of the house show that the angled partitions in the reception space, which were likely to have been installed first when the shop was created, featured contemporary Victorian-style doors which were not in keeping with the character of, and were not appropriate to the original building.

5.0 PLANNING STATEMENT

5.5 NOTES CONTINUED

The arrangement of these doors and partitions took up usable space in the reception room in an arrangement not familiar to this type of Victorian terrace. Whilst these were in place at the time of the listing it is arguable that they contributed little, if anything, to the character of the building and compromised effective use of and circulation through the ground floor.

4. The new door has been installed to provide separation and contribute to fire safety, as one is required here under the Building Regulations.
5. See note 1.
6. See note 1.

6.0 SUMMARY

6.1 SUMMARY

The application for which this document has been prepared seeks retrospective permission for alterations to sections of internal partition and doors, at ground and first floors of the property only.

The alterations were made by the owner-occupier in anticipation of a positive outcome for applications 2024/1376/P & 2024/1821/L however following the appointment of Studio 309 Ltd to formulate new proposals it was decided to apply for retrospective permission for these works independent of any new application for more substantial works such as a basement extension.

The alterations undertaken are minor in nature and were intended to create a more contemporary layout for the ground and first floors, and to provide fire safety by meeting the Building Regulations for continuing the separation between habitable spaces and the staircase.

Much of the internal structure and fabric of the building was installed during works in recent years therefore it is thought that no original features or materials of the building have been lost.

The applicant, plus Studio 309 Ltd, seek to respect the character of the original building and the proposals in no way detract from the character of the original building. Indeed, removal of the angled partitions brings the reception space of the house back more into keeping with what would have been the original layout.

As well, precedent exists for creation of contemporary layouts in properties along the east side of Arlington Road as noted in Section 2.6, above. The client's intentions are no different and the external appearance of the building, which makes a unique positive contribution to the local area, will be protected.

The applicant and Studio 309 Ltd trust that sufficient information has been provided in order to make a decision, that the alterations will be deemed satisfactory and approval given. We seek to engage with the local authority during the application process in a construction manner and should there be any concerns or potential reasons for refusal that could be addressed prior to a decision being made on the proposals we ask that we be given the opportunity to address them.

END