

19th December 2024

London Borough of Camden
2nd Floor,
5 Pancras Square
c/o Town Hall,
Judd Street
London
WC1H 9JE

Dear Sir / Madam:

**RE: VARIATION OF CONDITION 2 (APPROVED PLANS) OF PLANNING APPLICATION
2022/2351/P & 2022/2346/L. ALTERATIONS TO APPROVED REAR EXTENSION, LOWER
GROUND FLOOR AND GARDEN**

49 ARLINGTON ROAD, NW1 7ES

We wish to submit information to support the planning application outlined above. Please find enclosed the relevant drawings and design and access statement to satisfy this application.

DRAWINGS & DOCUMENTS

238-EX-010 SITE LOCATION PLAN
238-EX-011 SITE BLOCK PLAN
238-EX-012 SITE PHOTOS
238-10-099 PROPOSED LOWER GROUND PLAN
238-10-100 PROPOSED GROUND FLOOR PLAN
238-10-101 PROPOSED FIRST FLOOR PLAN
238-10-102 PROPOSED SECOND FLOOR PLAN
238-20-103 PROPOSED ROOF PLAN
238-10- 200 PROPOSED SECTION AA
238-10-300 PROPOSED FRONT ELEVATION
238-10-301 PROPOSED REAR ELEVATION
THIS PLANNING AND DESIGN AND ACCESS STATEMENT
HERITAGE STATEMENT

PLANNING AND DESIGN AND ACCESS STATEMENT

LOCATION

The application site is located on Arlington Road, a residential street within the borough of Camden, and within the Camden Town Conservation Area as designated by the Local Planning Authority. The property is a Grade II Listed building built in the 1840s.

SITE ANALYSIS

The property at 49 Arlington Rd is a five storey, terraced house. The house remains as a single family dwelling and consists of x4 bedrooms, x1 family bathroom, x1 WC, a kitchen, x2 reception rooms and a large rear garden.

Externally, the property also remains unchanged from its original form, with a combination of brickwork and render facades, and white painted timber sash windows. A number of similar properties in proximity to the site have undergone various extensions, and many have additional structures in the rear garden.

NEIGHBOURING REAR EXTENSIONS

- 47 Arlington Road - 2011/0723/P
- 51 Arlington Road - 2008/0271/P
- 53 Arlington Road - 2007/6422/P
- 57 Arlington Road - application number unavailable

PROPOSED AMENDMENTS

We proposed to make the following amendments to the currently approved drawings;

- Lowering the lower ground floor level by 145mm
- Lowering the floor of the approved rear extension by 540mm
- Raising the ceiling height of the extension by 130mm
- Proposing more contemporary materiality - dark aluminium facade instead of brick
- Adding a box rooflight to the south-east of the rear extension
- Adding a walk-on rooflight across the rear of the new extension
- Installing a window into existing door opening instead of blocking it up.
- Amending the landscaping to accommodate new levels.

The amendments are outlined in more detail below.

REAR EXTENSION

The head height in the approved rear extension is currently proposed as 2040mm which is considered under the minimum allowance by today's space standards and London Plan. To improve the head height internally, we are proposing to raise the height of the roof extension by 130mm so that it matches the height of the adjacent extension at number 51. We are also proposing to lower the floor of the rear extension by 540mm (3 steps) to match the floor level of the approved rear extension at number 47 Arlington Road and the existing rear extension at number 51. This will allow for a head height of 2700mm whilst maintaining a massing which is appropriate for the site and streetscape.

The proposed rear extension will be clad in aluminium as opposed to brickwork that is currently approved. This materiality can be seen on existing rear extensions along the street and creates a natural distinction between original and contemporary parts of the house.

A box rooflight is proposed on the right side of the extension, mimicking the massing of the existing rear extension but at a smaller scale. As the rooflight will be fully glazed with minimal frame thicknesses, its massing will not contribute to the overall massing of the rear extension.

A second rooflight is proposed along the rear elevation of the extension running along the line of the proposed parapet. This allows additional natural light in the space without any increase in massing.

The glazed box rooflights on the rear extension are proposed to be minimal framed double glazed to create the lightest and sympathetic form.

A small aluminium clad canopy is proposed over the rear doors to allow for external shading.

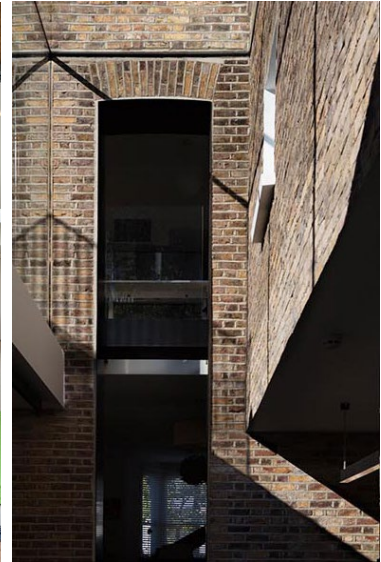
A number of precedent photos below have been provided to help demonstrate the aesthetic of the extension.



Rear extension with glass box rooflight



Canopy



Connection to existing window opening

LANDSCAPING

The proposed external landscaping has been altered slightly to accommodate the dropped floor level of the rear extension. 3 additional steps are proposed in the garden to account for the dropped floor level in the extension and the planters have been amended to match the staggering of the proposed steps.

INTERNAL LOWER GROUND FLOOR

Internally, the existing lower ground floor is proposed to be lowered by 145mm to allow for sufficient head height following the necessary waterproofing and thermal upgrades the floor required with a new slab to be installed. This also allows for the bottom of the step of the existing staircase to match the upper steps as it currently sits at only 30mm tall and is a trip hazard as shown below.



The existing lower ground floor slab does not contribute to the heritage value of the property and therefore believe replacement of this does not negatively impact the property or CA.

CONCLUSION

We believe that the proposals set out in this application represent a balanced development of the site, and do not represent a negative impact on this property, or the character of the Conservation Area or Listed Building.

Yours faithfully,

HANNAH GREEN

FOR AND ON BEHALF OF Mutiny Architecture Ltd.