

Delegated Report		Analysis sheet		Expiry Date:	15/03/2010
				Consultation Expiry Date:	12/02/2010
Officer			Application Number(s)		
Jenny Fisher			1. 2009/5911/P 2. 2009/5913/L		
Application Address			Drawing Numbers		
23 Arlington Road London NW1 7ER			Refer to decision letter		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
1. Erection of a third floor, mansard roof extension to a single dwelling house (Class C3). 2. Work associated with the erection of a third floor, mansard roof extension to a single dwelling house (Class C3).					
Recommendation(s):		1. Refuse planning permission 2. Refuse listed building consent			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	10	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:						
CAAC/Local groups* comments: *Please Specify	<u>Camden Town CAAC – object</u> On this length of early 19th c listed houses on Arlington Road, apart from an approval given in 1989 for a mansard extension at No. 21, all applications and pre-application enquiries for main roof extensions have for decades been rebutted/discouraged by the Borough's planning and conservation officers and the CAAC because of the longstanding appreciation of the existing roofline in this group of houses. We believe this appreciation was clear and specific to these properties in the original Conservation Area Statement for Camden Town and the roofline now comes under the following statement in the Appraisal: Roof alterations and extensions 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. We object to the proposal. This is because we can see no reason for a change in adopted policy for these roofs as this would amount to de-conservation of a single property in a Conservation Area and would be a precedent for erosion of what is identified as a group feature worthy of conservation. We are concerned that in the Design and Access Statement there are a number of descriptions that appear 'generalised' about policy or are non-specific about materials. The description 'or similar' is not satisfactory and does not inspire confidence.					

Site Description

A mid-terrace single family dwelling comprising basement, ground, first and second floors. It is located to the south/west side of Arlington Road, almost opposite the junction with the cul-de-sac Carlow Street. To the rear are back gardens of terraced houses that front Albert Street; opposite the site is a comparatively recent apartment building comprising 4 floors and a semi-basement.

The site is in a predominantly residential and part of the Camden Town Conservation Area. The building forms part of a terrace of grade II listed buildings. The terrace was listed 30/12/1999.

Relevant History

Refused 1/07/2000 The erection of a roof extension PEX0000422.

1. The proposed roof extension would be detrimental to the interest, character and appearance of this listed building and the group of buildings of which it is a part, and would not preserve or enhance the conservation area.

2. The proposed roof terrace would be likely to cause a loss of privacy to neighbouring residents by overlooking.

3. The proposed roof extension, because of its location, detailed design and materials used, is not considered appropriate to the main building and in addition it would result in the loss of the original roof fabric and roof form.

LEX0000423

1. The proposed roof extension, because of its location, Guideline Note 15 detailed design and materials used, is not considered appropriate to the special interest, character and appearance of this Grade 11 Listed Building and in addition it would result in the loss of the original roof fabric and roof form.

Appeal dismissed

The Inspector concluded that the proposed roof extension would severely harm the architectural integrity of the listed building and fail to preserve the character of the Camden Town Conservation Area.

The following approvals for mansard extensions were granted prior to the listing of the terrace 30/12/1999

21 Arlington Road

12/05/1988 (8701335) planning permission for change of use and works of conversion to provide one self contained flat and two maisonettes including a basement and ground floor rear extension and roof extension at third floor level.

31 Arlington Road

15/01/1987 (8602136) planning permission for change of use at basement and ground-floor levels from shop to residential including the conversion of the premises into three self-contained flats and one self-contained maisonette with the addition of a mansard roof extension and a side extension at basement ground and first floor levels.

Relevant policies

Replacement UDP : SD6 (amenity); B1 (design); B3 (alterations/extensions); B6 (listed buildings); B7 (conservation areas)

Camden Planning Guidance

Camden Town Conservation Area Statement

PPG15

Assessment

Proposed

A mansard roof extension set back 0.5m. behind the front parapet and 0.3m. behind the rear parapet. Front and rear elevations would slope back at a 70° angle. Two windows would be installed in the front and two to the rear.

The additional space created would be used to provide an additional bedroom and bathroom for the single family dwelling.

Previous application (PEX0000422) refused and appeal dismissed was for the replacement of the existing butterfly roof with a lightweight flat roofed structure with fully glazed front and rear walls set back 1m. from parapet walls.

Current application main issues for consideration are visual impact and impact on local amenity.

Visual impact

It appears from a detailed site inspection that, apart from the joists, the historic roof structure, including slates which appear to be eternit, has largely been replaced. However the shape and construction of the butterfly roof retains its original form. This is considered to be of importance to the special architectural interest of the building. Works proposed resulting in the loss of the butterfly roof would be contrary to UDP policies B1, B3, B6, B7 and supporting planning guidance. It would also fail to accord with national policies in PPG15 'Planning and the Historic Environment' at Annex C which advises that the roof is nearly always a dominant feature of a building and the retention of its shape, amongst other things, is important. In para. 13 of the appeal decision the Inspector declared that alterations to the roof form would seriously detract from the integrity of the setting of the property in particular and the whole of the listed building in general. Accordingly the Inspector found the proposal ran counter to the Council's development plan policies which provide for the protection of listed buildings and for controls over alterations to all buildings and PPG15. In addition the proposed development failed to comply with the Council's design guidance (SPG) and an English Heritage document ("London Terrace Houses 1606- 1860") to which the Council referred.

The only mansard extensions (Nos. 21 and 31) within the terrace were permitted and constructed prior to the recognition of the special architectural and historic interest of the building (it was listed 30/12/1999). As a consequence they should not be considered as having set a precedent. The application premises form part of a distinct group of properties (from 23-29) which are largely unaltered at roof level. As a consequence the historic roofscape and rhythm of the group remains intact and can still be appreciated from both the public and private realm. It is considered that this makes a positive contribution to the local townscape and the special architectural and historic interest of the listed terrace. This view is in line with the appeal decision in which the Inspector declared that, 'Notwithstanding the pleasant simplicity of the proposed design, the roof conversion cannot be considered merely as an extension to the appeal property, but has to be seen in the context of the terrace as a whole'.

The current applicant proposes a more traditional mansard compared with the previous submission (refused/appeal dismissed), nevertheless, a roof extension would still result in the loss of the original roof form and harm the visual appearance of No.23 which would be odds with the special character and appearance of largely unaltered listed group of properties from 23-31 Arlington Road. This would have an adverse impact on the integrity of the building and No.23 would look out of place in relation to its immediate neighbours to the north. The Inspector noted (para. 9) a significant characteristic of the northern end of the terrace is the substantial parapet wall and that despite this feature the mansard roof extension at the end terraced house (No.31) is visible from street level, distant views and the upper floors of windows overlooking the site. The Inspector described this and the extension immediately adjoining the property (No.21) as unsympathetic to the original roof form of the terrace.

Internal alterations:

Alterations are proposed at second floor level to accommodate a new stair. The works are relatively minor nature and there is nothing of interest architectural and historic interest that will be affected. It is considered that they would not harm the special architectural and historic interest of the property.

Local amenity

The proposed extension would not result in the loss of sunlight/daylight to adjoining premises or have an adverse amenity impact by reason of overlooking. The proposal is therefore in line with UDP policy SD6.

Conclusion

The proposed roof extension by reason of design, location, bulk and form would harm the special architectural

and historic value of the listed building and special interest of this distinct group of listed properties; as such it would undermine the character and appearance of the Camden Town Conservation Area contrary to UDP policies B1, B3, B6 and B7, supporting planning guidance and national policies in PPG15.

Recommend – Refuse.

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