

Delegated Report		Analysis sheet		Expiry Date:		17/12/2009	
		N/A / attached		Consultation Expiry Date:		26/11/2009	
Officer				Application Number(s)			
Hannah Parker				2009/4851/P 2009/4852/L			
Application Address				Drawing Numbers			
83 Arlington Road London NW1 7ES				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>1) Erection of single storey rear extension and associated external alterations, to dwelling house (Class C3).</p> <p>2) Internal and external additions and alterations in association with the general refurbishment of entire property and erection of single storey rear extension.</p>							
Recommendation(s):		Grant Permission Grant Listed Building Consent					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	18	No. of responses	01	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		<p>One comment from 85 Arlington Road as follows: <i>"The most important issue is to install sound insulation, especially at the top floor bedroom level because the walls are extremely thin and conversations can be heard through the party wall."</i></p> <p>Council's response: <i>The comment is acknowledged although sound insulation is not part of the scheme.</i></p>					
CAAC/Local groups comments:		The Camden CAAC claim they were not sent any plans so were not able to assess the proposed scheme. However, they did not register an objection. The CAAC have been advised that plans are also available for viewing online.					

Site Description

The application site comprises of a 4 storey terraced on the west side of Arlington Road. The property is Grade II listed and situated in the Camden Town conservation area.

Relevant History

Related site:

2008/0271/P. 51 Arlington Road. Erection of single-storey rear basement level extension with terrace over and ramp to garden, alterations to rear boundary treatment. Granted 21/04/2008

Relevant policies

London Borough of Camden Unitary Development Plan

SD6, Amenity for occupiers and neighbours

B1 General Design

B3. Alterations and extensions

B6 Listed Buildings

B7 Conservation Areas

Camden Town Conservation Area Statement

Camden Planning Guidance

Assessment

The proposal: The erection of a single storey rear extension and associated internal works.

The original proposal was unsuitable in listed building terms and has been subsequently amended in line with the Council's advice.

Main Considerations

- Impact on the host building and the conservation area
- Neighbourhood Amenity

Impact on the host building and the conservation area

External works

The proposed extension will be full width with a pitched roof. It is considered to be of an appropriate design, height and appearance, and would not constitute harmful alteration to the appearance of the terrace. The terrace was originally flat backed and as such a full width rear extension would not harm the form and appearance of the dwelling, or rhythm of the terrace. The rear extension would retain and enclose the original ground floor rear window and door. This is common practice along the terrace and is considered to allow modest extension whilst preserving the special features and original form of the listed building.

Internal works

Internally the proposal would retain the surviving features of interest and replace in appropriate traditional methods where necessary.

Basement floor

The glazing bar detail and design is considered appropriate for the age and style of the window. The door to the rear room is to be reused and the ceilings in the basement areas would be replaced with lath and lime plaster. This information has been annotated on the revised drawings and is viewed as acceptable.

Ground floor

The drawings confirm that the new kitchen flooring would be retained and the existing floorboards and overlay a finish no more than 30mm thick. The flooring would be reversible and the same depth as a good carpet and would have therefore have no impact on the special character of the building.

The floor would be sound proofed from below during replacement of the basement ceilings. The sliding doors have been omitted from the scheme as it would have impacted the cornice and architraves. The existing double doors are to be removed which is considered acceptable as they have no historic interest.

Second floor

A plain four panelled door to match the existing adjoining adjacent doors has now been shown for the new door at this level. This is considered acceptable.

Garden

The existing York stone paving is to be retained and re-laid within the rear part of the garden.

General

Lighting

The recessed down lighters have been replaced with pendent lights except for the main bathroom. This is considered to preserve the special character of the listed building.

The drawings clearly annotate that replaced with appropriately detailed lath and lime plaster where necessary.

The garden party wall would be repaired where necessary. The method is detailed on the drawing and is considered appropriate to preserve the special historic and architectural character of the grade II listed Georgian Townhouse.

Neighbourhood Amenity

Although the extension is full width it is bounded by existing high boundary walls. There is little opportunity for increased overlooking or overshadowing to the neighbouring/ adjoining property. Therefore, it is considered that the proposed works will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, or outlook and thus is considered to be consistent with Policy SD6 of the UDP.

The internal works do not adversely impact on neighbourhood amenity.

Grant Permission

Grant Listed Building Consent

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