

DISCLAIMER

Decision route to be decided by nominated members on Monday 30th November 2009. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report Members' Briefing		Analysis sheet	Expiry Date:	25/11/2009
			Consultation Expiry Date:	05/11/2009
Officer		Application Number(s)		
Jenny Fisher		1. 2009/4624/P 2. 2009/4626/L		
Application Address		Drawing Numbers		
103 Arlington Road London NW1 7ET		Refer to decision letter		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<ol style="list-style-type: none">1. Alterations and additions including the erection of a mansard roof extension with two dormer windows to the front and glazed doors and a balcony to the rear, solar panels and rooflight addition, replacement of front boundary treatment with metal railings and replacement of upvc window with timber sash to a single dwellinghouse.2. Works associated with alterations and additions including the erection of a mansard roof extension with two dormer windows to the front and glazed doors and a balcony to the rear, solar panels and rooflight addition, replacement of front boundary treatment with metal railings and replacement of upvc window with timber sash to a single dwellinghouse.				
Recommendation(s):	<ol style="list-style-type: none">1. Grant planning permission with conditions2. Grant listed building consent with conditions			
Application Type:	Full Planning Permission Listed Building Consent			

Conditions:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses No. electronic	01 00	No. of objections	01
Summary of consultation responses:	A letter of objection has been received from the occupant of 135 Arlington Road. This listed terrace already has some additions and they spoil the character of the terrace. Soon there will be no butterfly roofs left.					
CAAC/Local groups comments:	No response from either Camden Town CAAC or any local groups.					
Site Description						
<p>The building is Grade II listed and located within the Camden Town Conservation Area. The property is one of a group of 23 terraced houses from 101-145b (odd) Arlington Road. The terrace dates from the 1840s, and was listed in 1999. The houses are constructed from stock brick, have rendered ground floors and basements, and slate roofs with party wall stacks.</p> <p>The building is 3-storeys plus basement floor, and is in use as a single family dwelling. Features of special interest on the façade include: a rendered parapet wall; windows with small-pane glazing bar sashes; windows on the upper floors set in moulded architrave surrounds; and windows on the ground floor with round arched with margin-lights.</p> <p>The existing butterfly roof appears to be in its original form; albeit that the concrete interlocking roof tile cladding indicates that it has been re-roofed in recent years and that it includes a small rear attic box room projection at third floor level, visibly a recent addition. The Council has no records of an application having been submitted for this addition. The box room is not visible from Arlington Road or from a large part of the rear garden of the application site. Access to the internal roof structure itself suggests that the fabric of the roof is historic if not original.</p>						

Relevant History

103 Arlington Road

In 1985 permission was granted for the erection of a 1st floor rear extension.

03/11/2005 (2005/3824/P 2005/3826/L) Refused

Planning application: (2005/3824/P) Demolition of existing roof structure and construction of a mansard roof extension to the dwelling house (Class C3).

Reason for refusal:

The proposed roof extension would harm the character, appearance and special interest of the building by virtue of the loss of historic roof form and the loss of architectural integrity of the rear elevation. It would also cause harm to the integrity of the terrace of Listed Buildings by virtue of erosion of a largely unaltered roofscape and it would fail to preserve or enhance the character or appearance of the conservation area by virtue of erosion of the architectural integrity of the terrace.

101 Arlington Road

In 1985 permission was granted for the erection of a mansard roof.

105 Arlington Road

In 1971 permission was granted for the erection of a mansard roof.

Works to the roof that result in the loss of original roof forms have recently been approved for properties nearby within Albert Terrace include 91 Albert Street (2004/0296/L), 139 Albert Street (2006/4745/P) and 67 Albert Street (2004/3903/P).

Relevant policies

Replacement UDP 2006: SD6 amenity; B1 general design; B3 alterations and extensions; B6 listed buildings; B7 conservation areas

Camden Planning Guidance 2006: conservation areas; daylight; extensions; listed buildings; roofs and terraces

Camden Town Conservation Area Statement

Assessment

Proposed

The demolition of the butterfly roof and the erection of a mansard roof extension together with internal alterations associated with a new stair extension.

The original submission has been amended. Following a site visit (30/10/2009), consideration of works proposed and recent decisions concerning mansard roof extensions to listed buildings in the immediate area, officers advised the applicant that it would be possible to recommend approval if amendments to the original submission (as summarised below) were applied to the scheme.

- reduction in the width and height of the front dormer windows, including cheeks, so that they are no wider or taller than the windows of the façade below.
- lowering the position of the sills
- retain and re-use the existing landing balustrade and handrail on the 3rd floor landing
- reduce the height of the proposed rooflight
- remove solar panels and new stairwell window
- retain the rear butterfly parapet

Consideration

The terrace of properties runs continuously northwards along the west side of Arlington Road from the Delancey Street junction, but with a marked change in character created between the grouping of nos. 99-107 and the remainder of the terrace from no. 109 northwards. The application property was listed in December 1999 as part of the group of terraced houses running from nos. 101-145 (odd) with the listing description making note of the different features between nos. 101-107 and the remainder of the terrace. What the listing description also indicates is that in the group of houses of nos. 99-107, only nos. 103 and 107 do not have mansard roofs. As such, the existing adjoining mansard roofs were constructed prior to listing and form part of the listable character of the group. In this case, it is therefore considered that the high quality streetscape of the group makes a greater contribution to the special character of the building than the loss of the original roof form. This view can be supported by comparing the English Heritage listing criteria and Annex C guidance on alterations to listed buildings of PPG 15; para. C.27 of Annex C states that, "the roof is nearly always a dominant feature of a building." However, nos. 99-107 Arlington Road were still considered to be of listable quality even though the majority of the group had lost their original roofs and E.H. listing criteria broadly stipulates that only most buildings built between 1700 and 1840 which survive in anything like their original condition are listed. The appearance of no.103 is at odds with the character and appearance of the listed group. The lack of a mansard at no.103 gives the street elevation of the terrace a pronounced "broken tooth" appearance which has an adverse impact on the integrity of the group, and results in no.103 looking rather diminutive in relation to its neighbours on either side. As such, it is considered that the erection of a mansard roof would improve the special character of the distinctive listed group which forms part of the listed terrace.

The previous reason for refusal (2005/3824/P 2005/3826/L) states that a mansard "would also cause harm to the integrity of the terrace of listed buildings by virtue of the erosion of a largely unaltered roofscape, and would fail to preserve or enhance the character or appearance of the conservation area by virtue of erosion of the architectural integrity of the terrace." As explained above, the building forms part of a group which has been largely altered and is directly between two properties with existing mansard roofs. Having considered the matter further, and following the submission of a revised scheme, the Council's Conservation and Urban Design Officers now recommend approval for the reasons explained above.

It is also important to note that the loss of original roof forms has been established on similar dwellings of the same age in Albert Street. Permissions within the neighbouring Albert Street terrace include 91 Albert Street

(2004/0296/L), 139 Albert Street (2006/4745/P) and 67 Albert Street (2004/3903/P).

Rear

The current inconsistent appearance of nos. 99-107 creates an unfortunate visual impression, and the rear elevations of this group of houses have been so altered as to lose any semblance of their original appearance and character. Whilst a rear butterfly parapet roof remains (albeit rebuilt) at no. 103 Arlington Road, its immediate neighbours on either side have raised flat roofed additional full storeys off the rear wall, together with lower level extensions and alterations to all of the properties. As a consequence, the rear roofscape of the application premises appears tightly contained by its neighbours. As such, the character of the rear elevation of the terrace has been lost. It is therefore considered that additional harm would not be caused if a slate clad pitched roof was seen behind the retained parapet rather than French doors set behind a terrace as proposed.

Proposed design

The proposed extension is the result of a number of amendments requested by officers, including; reducing the width and height of the front dormer windows including cheeks to be no wider or taller than the windows on the façade below and retaining the rear butterfly parapet. It is considered that the proposed roof extension is of an appropriate design, height and appearance, and would constitute a harmful alteration to the appearance of the terrace, front or rear, the special historic character of the listed building or character and appearance of the conservation area.

The revisions ensure that the important proportion and hierarchy of the late Georgian properties is maintained by making sure the dormer windows are not larger than those on the façade below and that the height and position of the dormers on the front pitch a correctly positioned to reduce the perceived size of the dormers and ensure the roof remains subservient to the main building. For the reasons stated above the proposed roof extension is considered to be in line with policies B1 (general design), B3 (extensions), B6 (listed buildings) and B7 (conservation areas) would harm the character, appearance and special interest of the building. The reasons are considered to satisfactorily address the change in position since the previous refusal.

Internal works

The only internal alteration proposed is the extension of the stairs to third floor. The original handrail and balustrade would be retained and re-used. This would not harm the special character of the building's interior.

Front railings

Consent is also sought to reinstate iron railings to the front boundary; this is an original feature which has been replaced with a brick wall in the past. This considered acceptable in principle. The railing would match the detailed design of the railings at no.101. This is considered appropriate.

Amenity

Works proposed would not have an impact on neighbouring properties by reason of loss of natural light or overlooking, as such the application complies with UDP policy SD6 (amenity) and SPG.

Recommendation

It is considered that the revisions have adequately addressed the Council's concerns and in listed building terms. In the light of recent listed building consent for similar mansard roof extensions in the vicinity, and the detailed justification set out above for making a different "in-principle" decision on this application to the previous one, the loss of the existing roof form and the creation of a mansard roof are considered acceptable.

The proposal complies with relevant UDP policies B1 (general design), B3 (extensions), B6 (listed buildings) and B7 (conservation areas) and SPG, it would not harm the special historic interest of the listed building and terrace, nor the character or appearance of the Camden Town Conservation Area and is recommended for approval.

Recommend approval with conditions