



# Appeal Decisions

Site visit made on 19 February 2008

by **C J HOILE** MA(Oxon) MRTPI

an Inspector appointed by the Secretary of State  
for Communities and Local Government

The Planning Inspectorate  
4/11 Eagle Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

☎ 0117 372 6372  
email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

**Decision date:**  
**3 March 2008**

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## **Appeal Ref: APP/X5210/A/07/2060779**

**135 Arlington Road, London NW1 7ET**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr E Acciarri against the decision of the Council of the London Borough of Camden.
- The application Ref: 2007/3859/P, dated 23 July 2007 was refused by notice dated 24 September 2007
- The development proposed is the erection of a roof extension to an existing single storey single-family dwellinghouse.

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## **Appeal Ref: APP/X5210/E/07/2060777**

**135 Arlington Road, London NW1 7ET**

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
- The appeal is made by Mr E Acciarri against the decision of the Council of the London Borough of Camden.
- The application Ref: 2007/3860/L, dated 23 July 2007, was refused by notice dated 24 September 2007.
- The works proposed are the erection of a roof extension to an existing single storey single-family dwellinghouse (Use Class C3) and internal alterations at second floor level.

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### **Decision**

1. I dismiss both appeals.

### **Main Issue**

2. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require me to pay special attention to the desirability of preserving this mid C19th Grade II listed building or its setting, or any features of special architectural or historic interest that it possesses. Section 72(1) of the same Act requires me to pay special attention to the desirability of preserving or enhancing the character or appearance of the Camden Town Conservation Area, within which the appeal site lies.
3. From what I have seen and read, I consider that the main issue in these appeals is whether the form, detailed design or siting of the proposed roof extension would fail to meet these tests.

### **Reasons**

4. In the Council's decisions, it was considered that the most relevant policies in the adopted 2006 Unitary Development Plan were: B1 – General Design
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Principles; B3 – Alterations and Extensions; B6 - Listed Buildings; and B7 - Conservation Areas. I have also read the Supplementary Guidance on design matters supplied by the Council.

## Conclusions

5. The evidence is that No. 135 has needed much re-building and other works to preserve and enhance the structure since its purchase in 1999, and that such works have been carried out to a very high standard. The proposals before me are described as the Revision B drawings, the second amendment to what had been discussed informally before the application of 23 July 2007.
6. In the listed terrace from No. 101 to No. 145 (odd) the form and appearance of the roofs of individual houses is relatively uniform. Only three houses have roof extensions, all permitted well before the terrace was listed in 1999, and none closer to No. 135. One at No. 145 is something of a virtuoso exercise in roof extension by the architect Rick Mather, and not at all subordinate to the host building. Though large sections of the structural timbers of the butterfly roof at No. 135 have been replaced, it retains its original form. The Council's stance is that the attractiveness of this part of the Conservation Area is in part dependent on the almost uniform, unaltered roofscape of the listed terrace.
7. The interior work at 2<sup>nd</sup> floor level entails installation of a new stair, and the Council takes no issue with how this is done. Nor do I. The proposed roof structure is of contemporary design, in the form of a box, with an external finish of glass and aluminium panels coloured slate grey. It would house a double bedroom and an en-suite wc. It would sit in the centre of the roof, sited within the hips of the butterfly roof, built against the party wall with the taller house at No. 133. The designer has articulately defended the use of modern materials and forms; he describes the extension – adopted after Council Officers had ruled out the acceptability of a new mansard roof, and another form of vertical extension – as nestling within the fabric of the building; elsewhere the approach taken is likened to rooftop jewellery.
8. The proposals have been carefully considered, and attention has been paid to ensuring that the passer-by in Arlington Road would not see the new roof structure. It would, though, be visible to neighbours from their back gardens and from the upper floors of properties in Albert Street.
9. Though I admire the ingenuity and visual imagination of the proposed design, the listing of the terrace in 1999 was an acknowledgement that the 23 buildings are so special that alterations and additions have to be rigorously judged. The group value of similar (though not all identical) houses is acknowledged in the list description: "...an intact group of terraced houses, its special features little altered". I find that the size, relative prominence and eclecticism of this roof addition are all inimical to the visual and historical integrity of a terrace where minimal change, or none at all, is the most desirable outcome for the most visually significant parts of the constituent buildings.
10. Consequently, I conclude that the appeal proposals fail to preserve the special architectural and historic interest of this listed building, would detract from the group value of the listed terrace of which it is one element, and would fail to

preserve or enhance the character or appearance of this small part of the Camden Town Conservation Area.

11. For the reasons given above I conclude that the appeals should be dismissed.

*C J HOILE*

INSPECTOR