

157 Arlington Road (2015/3665/P & 2015/4147/L)



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Photo 1: Rear elevation of the host building



Photo 2: View towards no. 159



Photo 3: View towards no 155



Photo 4: View from the first floor balcony showing railings at no.161



Photo 5: View from the roof terrace towards the rear



Photo 6: View from the roof terrace towards the front of the property



Photo 7: View of neighbouring roof at no. 159



Photo 8: Location of proposed rooflight and mansard roof extension of no. 155



Photo 9: Existing rooflight



Photo 10: Existing staircase – this will not be affected by the proposals

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		01/09/2015	
		N/A / attached		Consultation Expiry Date:		13/08/2015	
Officer				Application Number(s)			
Laura Hazelton				(i) 2015/3665/P (ii) 2015/4147/L			
Application Address				Drawing Numbers			
157 Arlington Road London NW1 7ET				Please refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<ol style="list-style-type: none"> Installation of railings to first floor rear balcony, replacement rooflight and new railings at roof level. Installation of railings to first floor rear balcony, replacement rooflight and new railings at roof level plus internal alterations associated with access to roof terrace 							
Recommendation(s):		(i) Grant conditional planning permission (ii) Grant Listed Building Consent					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	32	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		The applications were advertised in the local press between 23/07/2015 and 13/08/2015 and a site notice was displayed for both applications between 22/07/015 and 12/08/2015. No responses were received.					
CAAC/Local groups* comments: *Please Specify		<p>The <u>Camden Town Conservation Area Advisory Committee</u> (CAAC) objected on design and amenity grounds:</p> <ul style="list-style-type: none"> The installation of railings on the first floor rear balcony and roof would make them a usable spaces and lead to overlooking of both neighbours' properties. Railings on roofs are not a characteristic feature in these listed terraces. <p>Officer Response Roof terrace and balcony are established features and lawful. Please see sections 3 and 4 below for a detailed response.</p>					

Site Description

The application property is a three storey residential dwelling with basement on the western side of Arlington Road, south of the Junction with Parkway. It is constructed from London Stock brick with stucco trim and characterised at front by a cast-iron balconette at 1st floor and spearhead railings around the basement area.

The application property sits within a terrace of 3 Grade II Listed Buildings, located within the Camden Town Conservation Area.

Relevant History

No planning history or enforcement history.

NB. A number of alterations and extensions were completed prior to listing.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Supplementary Planning Guidance

CPG1 - Design 2014

CPG 6 – Amenity 2011

Camden Town conservation area appraisal and management strategy 2007

Assessment

1.0 Proposal

1.1 Planning permission is sought for:

- the installation of new dark grey metal railings to the rear first floor balcony measuring 1m high,
- new dark grey metal railings to the rear of the top roof terrace measuring 1m high,
- removal of the existing rooflight (measuring 0.8m x 0.8m, projecting to a height of approximately 1m) and replacement with a new rooflight measuring 2.39m x 1.35m, projecting to a maximum height of 34.7cm.
- Installation of a new fixed, internal staircase to provide access to the roof terrace.

Revisions

1.2 The scheme originally included the railings to the rear of the roof terrace positioned on the edge of the rear parapet. The proposal was therefore amended to set back the railings so that they are less visible from ground level, in accordance with Camden Planning Guidance.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the special character of the host Listed Building as well as

that of the wider Camden Town Conservation Area); and

- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

3.0 Design and Impact on Conservation Area

3.1 Policy CS14 aims to ensure the highest design standards from developments. Policy DP24 also states that the Council will require all development, including alterations and extensions to be of the highest standard of design and to respect the character, setting, form and scale of the neighbouring properties as well as the character and proportions of the existing building. Furthermore, Policy DP25 seeks to preserve and enhance the character and appearance of conservation areas.

3.2 CPG1 (Design) provides further guidance relating to roofs, terraces and balconies and states in paragraph 5.7 that roof alterations are likely to be acceptable where alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;

3.3 The guidance also emphasises that consideration should be given to the detailed design of balconies and terraces to reduce the impact on the existing elevation; materials and colours should match the existing elevation; and setbacks should be used to minimise overlooking.

3.4 The proposal includes the removal of the existing roof light and its replacement with a new insulated, hinged rooflight and a new fixed internal staircase to provide proper stepped access to the roof terrace. The first floor rear balcony and roof terrace have been used as such for over 25 years according to the applicant and for a number of years prior to the building being listed, and are therefore considered lawful and not requiring further permission. New handrails to the balcony and rear terrace are proposed, measuring 1m high in order to make these existing outdoor amenity spaces safer.

3.5 The existing rooflight currently measures approximately 1m x 1m and projects to a height of approximately 1m. Access to the roof terrace is currently provided by a fixed metal ladder. The new rooflight, although larger in footprint, is a flat design projecting to a height of 34.7cm. The rooflight would be positioned to the rear of the roof and hidden behind the roof parapet. It is therefore not visible from the rear or the front of the property, and would be much less visible from the rear of surrounding properties. The proposal is therefore not considered to harm the character or appearance of the wider Camden Town Conservation Area.

Similarly, the proposed handrails, both at first floor and roof level, are only visible from the rear of the property and therefore are not considered to harm the public realm. The railings are simple vertical railings which echo the existing front balconette and are considered complementary to the host property in their design and materials. The roof top railings will adjoin a mansard extension next door and will not appear bulky or dominant in rear views in the context of this building or area.

3.6 The proposed staircase would be constructed of steel with a steel handrail. The use of steel would differentiate the new staircase in terms of materials and design, but would match the metal elements of existing alterations completed prior to listing. The staircase would be inset from the walls and other finishes and would read as a simple, lightweight structure that complemented the mixture of historic and new design within the house. Furthermore, given that the space above the stair is not part of the original house, and the existing original staircase would remain untouched, the staircase extension is not considered to harm the special interest of the listed building. The Council's Conservation Officer has assessed the proposals and has no objection to the scheme. Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013

3.7 The Camden Town Conservation Area Appraisal and Management Strategy 2007 states that development proposals will be expected to preserve or enhance the character or appearance of the Camden Town Conservation Area. In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.

3.8 The strategy emphasises the importance of preserving the area's diverse historic rooflines, and describes how 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. The proposed rooflight would be smaller than the existing one and thus less visible. The new railings at roof level are considered an appropriate and discreet feature here.

3.9 The railings are therefore not considered to harm the character or appearance of the wider Camden Town Conservation Area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4.0 Amenity

4.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides further specific guidance with regards to privacy and outlook.

4.2 The roof terrace and rear balcony have been used for these purposes for a number of years. As the proposal seeks only to enclose these spaces with hand rails, rather than permission for their use, the proposal is not considered to cause any additional impact on the amenity of neighbouring occupiers in terms of a loss of privacy than the existing situation. The new rooflight is hidden behind the existing parapets, and the two immediately adjoining properties are characterised by a mansard roof extension and a butterfly parapet. Therefore, there would be no overlooking of these properties at roof level.

5.0 Conclusion

The proposals are considered complementary additions to the host building that do not detract from the special character of the host Listed Building or surrounding terrace, and preserve and enhance the character and appearance of the wider conservation area.

6.0 Recommendation

Granted conditional planning permission

Grant Listed Building Content

DISCLAIMER

Decision route to be decided by nominated members on Monday 14th September 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Ben Rogers
Ben Rogers Architectural Design
133A Greenwich High Road
London
SE10 8JA

Application Ref: **2015/3665/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

8 September 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
157 Arlington Road
London
NW1 7ET

DECISION

Proposal:

Installation of railings to first floor rear balcony, and new railings and replacement rooflight at rear roof level.

Drawing Nos: 3476-325-01 A, 3476-325-02 A, 3476-320-01 B, 3476-320-02 B, 3476-320-03 B, 3476-320-04 B, 3476-320-05 C, 3476-320-07 B, 3476-320-08 C, 3476-320-09 C, 3476-306-01 B, 3476-306-02 B, 3476-306-03 B, 3476-306-04 B, 3476-306-05 B, 3476-306-06 A, 3476-306-07 A, 3476-306-09 A, 3476-306-10 B, 7XXX 306-11 A, 043/001, Design and Access Statement dated June 2015.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

3476-325-01 A, 3476-325-02 A, 3476-320-01 B, 3476-320-02 B, 3476-320-03 B, 3476-320-04 B, 3476-320-05 C, 3476-320-07 B, 3476-320-08 C, 3476-320-09 C, 3476-306-01 B, 3476-306-02 B, 3476-306-03 B, 3476-306-04 B, 3476-306-05 B, 3476-306-06 A, 3476-306-07 A, 3476-306-09 A, 3476-306-10 B, 7XXX 306-11 A, 043/001, Design and Access Statement dated June 2015.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION

Ben Rogers Architectural Design
133A Greenwich High Road
London
SE10 8JAApplication Ref: **2015/4147/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

8 September 2015

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent GrantedAddress:
157 Arlington Road
London
NW1 7ET**DECISION**

Proposal:

Installation of railings to first floor rear balcony, replacement rooflight and new railings at roof level and internal alterations in association with access to the roof terrace.

Drawing Nos: 3476-325-01 A, 3476-325-02 A, 3476-320-01 B, 3476-320-02 B, 3476-320-03 B, 3476-320-04 B, 3476-320-05 C, 3476-320-07 B, 3476-320-08 C, 3476-320-09 C, 3476-306-01 B, 3476-306-02 B, 3476-306-03 B, 3476-306-04 B, 3476-306-05 B, 3476-306-06 A, 3476-306-07 A, 3476-306-09 A, 3476-306-10 B, 7XXX 306-11 A, 043/001, Design and Access Statement dated June 2015.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed



Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DECISION