

142-150 ARLINGTON ROAD, NW1 7HP (2015/4690/P)



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142-150 ARLINGTON ROAD (2015/4690/P)



Photo 1: Western front elevation of the building



Photo 2: Southern side elevation of the building



Photo 3: Eastern rear elevation of the building

Delegated Report		Analysis sheet		Expiry Date:		14/09/2015	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Elaine Quigley				2015/4690/P			
Application Address				Drawing Numbers			
142-150 Arlington Road London NW1 7HP				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Changes to the external appearance of the building including entrance doors, windows and alterations to the internal layout of basement floor and the ground floor flat all as amendments to planning permission dated 11/07/2014 ref 2013/3487/P for extensions and alterations to existing building to provide 21 residential dwellings (16 private tenure and 5 affordable housing units) including change of use from use from Class D2 (assembly and leisure) to C3 (residential), following partial demolition and remodelling of the rear elevation, erection of part three, part four storey rear extension, roof extension above existing roof levels, installation of windows openings to the Underhill Street façade and creation of private amenity space at basement level to Stanmore Place with balconies and roof terraces to the upper floors.							
Recommendation(s):		Grant non-material amendment					
Application Type:		Non Material Amendments					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	-					
CAAC/Local groups* comments: *Please Specify	<p>Camden Town CAAC – objects to the revised elevations which show radically revised roof extension window positions, window shapes and sizes:</p> <ul style="list-style-type: none"> Consider that the revisions make a material change to the buildings appearance as allowed on appeal and should be re-consulted publicly with a new application. <i>See paragraph 1.1 and 3.7</i> Unlike the elevation drawings allowed on Appeal the roof extension's window openings (and fenestrations) no longer relate positively to the storeys below in terms of position and shared symmetry. <i>See paragraph 3.4</i> unlike the elevation drawings allowed on Appeal the roof extension's corners are no longer glazed. <i>Officers comments: The approved drawings show the roof extensions corners as solid</i> Solid corners on the extension would look lumpen and unconsidered by comparison with the carefully considered design in elevations on other storey levels. <i>Officer comments: The design of the roof extension remains unchanged from the approved scheme</i> the loss of the architectural 'lightness' of the glazed corners negatively affects the character of the proposal and does not preserve the character of the CA, particularly as these corners are in an eye- catching position for the public in Arlington Road and Parkway. Would the Appeal Inspector's view of the design been different had this revised roof extension been part of the proposal? <i>Officers comments: The approved drawings show the roof extensions corners as solid</i> Apart from the roof extension as A above we do not object to the 'joinery' and 'joinery'-to-opening details. <i>Officer comments: This information is included in approval of details application ref 2015/3103/P for new windows and doors which is pending consideration</i> 					

Site Description

1.1 The application site is located on the east side of Arlington Road and comprises a building of two substantial storeys of yellow brick with red brick giant order pilasters. The existing building was constructed as a substation some time between 1930 and 1934 and then purchased by Camden Council for use as a sports and leisure centre in 1979 known as Mornington Sports Centre. The sports centre closed in December 2011. The site is surrounded by hoardings in preparation to implement the recent planning permission to redevelop the site (see planning history below).

1.2 The building is of two substantial storeys and constructed of yellow brick with red brick giant order pilasters. A deep stone cornice sits above the 2nd floor window openings with a substantial brick parapet above. The front elevation has a series of regularly spaced and proportioned fenestration with coloured glazing. The building retains much of its original industrial character with solid masonry walls and punched window openings. The side elevation onto Underhill Street is similar in appearance to the front elevation, with double height recessed brickwork panels in place of fenestration. The building extends to the boundaries of the site, reducing in scale to the rear where it appears as one very generous storey. The architectural treatment continues around the building although the rear elevation is plainer without the recessed panels found to Underhill Street and with later interventions such as louvred panels, condenser units and blocked up openings.

1.3 The surrounding context along Arlington Road is largely residential, characterised by 4 storey plus mansard late Georgian/early Victorian townhouses – those at 157-161 and 101-145 on the east side of the road are Grade II listed. Whilst the building is clearly different in terms of its bulk, scale and architectural treatment, it is a robust, imposing and attractive composition, testifying to its former use. Accordingly the building is identified within the Camden Town Conservation Area Appraisal and Management Strategy as making a positive contribution to its character and appearance.

1.4 To the rear of the site lies Stanmore Place that is gated from Underhill Street. The road is approximately 4m in width and runs along the rear boundaries of the application site and nos. 154-162 (evens) Arlington Road providing access to the car parking area for these properties and other local businesses. Beyond Stanmore Place lies the car parking area that serves Marks & Spencer (M&S) retail store that fronts onto Camden High Street

1.5 The site is located within the Camden Town Conservation Area. There are two prominent street trees (maple and london plane tree) to the front of the property along Arlington Road.

Relevant History

Planning permission was **allowed** at appeal on 11/07/2014 ref 2013/3487/P for extensions and alterations to existing building to provide 21 residential dwellings (16 private tenure and 5 affordable housing units) including change of use from use from Class D2 (assembly and leisure) to C3 (residential), following partial demolition and remodelling of the rear elevation, erection of part three, part four storey rear extension, roof extension above existing roof levels, installation of windows openings to the Underhill Street façade and creation of private amenity space at basement level to Stanmore Place with balconies and roof terraces to the upper floors.

Approval of details application 2015/2747/P was approved on 13/10/2015 for details required by condition 4 (Construction Management Plan) attached to planning permission ref 2013/3487/P dated 20/09/2013 (for extensions and alterations to existing building to provide 21 residential dwellings (16 private tenure and 5 affordable housing units) including change of use from Class D2 (assembly and leisure) to C3 (residential), following partial demolition and remodelling of the rear elevation, erection of part three, part four storey rear extension, roof extension above existing roof levels, installation of windows openings to the Underhill Street façade and creation of private amenity space at basement level to Stanmore Place with balconies and roof terraces to the upper floors).

Approval of details application 2015/2749/P was approved on 13/10/2015 for details required by condition 8 (insulation details) attached to planning permission ref 2013/3487/P dated 20/09/2013 (for extensions and alterations to existing building to provide 21 residential dwellings (16 private tenure and 5 affordable housing units) including change of use from Class D2 (assembly and leisure) to C3 (residential), following partial demolition and remodelling of the rear elevation, erection of part three, part four storey rear extension, roof

extension above existing roof levels, installation of windows openings to the Underhill Street façade and creation of private amenity space at basement level to Stanmore Place with balconies and roof terraces to the upper floors).

Approval of details application 2015/3101/P was approved on 13/10/2015 for details required by condition 3 (method statement addressing stability and retention of 3 facade elements of the building) attached to planning permission ref 2013/3487/P dated 20/09/2013 (for extensions and alterations to existing building to provide 21 residential dwellings (16 private tenure and 5 affordable housing units) including change of use from Class D2 (assembly and leisure) to C3 (residential), following partial demolition and remodelling of the rear elevation, erection of part three, part four storey rear extension, roof extension above existing roof levels, installation of windows openings to the Underhill Street façade and creation of private amenity space at basement level to Stanmore Place with balconies and roof terraces to the upper floors).

Approval of details application 2015/3103/P was approved on 13/10/2015 for details required by condition 5 (new windows and doors) attached to planning permission ref 2013/3487/P dated 20/09/2013 (for extensions and alterations to existing building to provide 21 residential dwellings (16 private tenure and 5 affordable housing units) including change of use from Class D2 (assembly and leisure) to C3 (residential), following partial demolition and remodelling of the rear elevation, erection of part three, part four storey rear extension, roof extension above existing roof levels, installation of windows openings to the Underhill Street façade and creation of private amenity space at basement level to Stanmore Place with balconies and roof terraces to the upper floors).

Relevant policies

LDF Core Strategy and Development Policies

The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply.

Assessment

1.0 BACKGROUND:

1.1 An approval of details application was submitted on 5th June 2015 to discharge details required by condition 5 for materials of windows and doors attached to planning permission ref 2013/3487/P dated 20/09/2013 for new residential scheme (see full details in relevant history section above). During the course of the application the Camden Town Conservation Area Advisory Committee raised concern about the extent of the changes proposed. The applicant was advised that internal and external alterations included on the drawings could not be considered under an approval of details application but would the submission of a variation to the originally approved plans. The applicant submitted a non-material amendment application, this application, for these changes to be considered by the Council.

2.0 PROPOSAL:

2.1 The proposed amendments include the following:

2.2 Internal amendments

- Reconfiguration of basement storage area showing a secure locker area and rearrangement of the bike store (number of cycle spaces would remain unchanged)
- Reconfiguration of layout of the ground floor flat G.02

2.3 External alterations

Front façade (Arlington Road elevation)

- Increase in the number of windows from 4 to 6 and alterations to their size, positioning and method of opening in the roof extension in the west elevation (Arlington Road façade)
- Alterations to the main entrance doors specifically replacement of approved double doors (window and door) opening to single entrance door opening

Side elevation (fronting Underhill Street)

- Alterations to the size and method of the window openings

Rear elevation (fronting Stanmore Place)

- Alterations to the size, and method of the window openings on all floor levels
- Repositioning of one window opening at third floor level and
- Installation of ensuite bathroom window at first floor level in flat 2.03 at third floor level in flat 4.02
- Increase in 4th floor external terrace by 1.9 sq. m
- Basement floor windows fronting onto Stanmore Street will be replaced by doors

3.0 ASSESSMENT

3.1 Section 96A of the Town and Country Planning Act 1990 (as amended) states that: "In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted".

3.2 Whilst there is no statutory definition of 'non-material', the LPA must be satisfied that the amendment sought is non-material in order to grant an application.

3.3 Internally, the reconfiguration of the layout to the basement and one of the ground floor flats, particularly unit G.02, are all non-material as they don't affect the number of cycle spaces or bedroom mix of the flats.

3.4 Externally, the change to the entrance door from double door to single leaf entry door is a minor change and would be considered acceptable. Two of the larger windows in the new roof extension fronting onto Arlington Road would be split into two. The number and type of rooms at this level would remain unchanged and would not introduce any new amenity issues. The increase in the number of windows from 4 to 6 would not harm the overall character or appearance of the proposed roof extension and would be considered acceptable.

3.5 The alterations to the sizes of the windows (reducing the window openings) on the southern elevation fronting Underhill Street as well as the changes to the number of windows (1 large window opening to 2 smaller window openings) within the approved opening are discrete to the overall appearance of the scheme and would not harm the appearance of the proposed building nor detract from the appearance of the building or the Conservation Area. The proposed new windows and doors would not give rise to any new amenity impacts.

3.6 The increase in the size of the roof terrace at 4th floor level by 1.9 sq. m follows the line of the roof terrace at third floor level. It would not raise any new amenity impacts and would be considered acceptable.

3.7 The full impact of the scheme has already been assessed by virtue of the previous approval granted on 11/07/2014 under ref 2013/3487/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

DISCLAIMER:

Decision route to be decided by nominated members on *Monday 19th October 2015*. For further information please go to www.camden.gov.uk and search for 'members briefing'.

Mr. Charles Thomson
Barton Willmore LLP
54 Rivington Street
London
EC2A 3QN

Application Ref: **2015/4690/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

15 October 2015

Dear Sir/Madam

DRAFT
DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
142-150 Arlington Road
London
NW1 7HP

Proposal: Changes to the external appearance of the building including entrance doors, windows and alterations to the internal layout of basement floor and the ground floor flat all as amendments to planning permission dated 11/07/2014 ref 2013/3487/P for extensions and alterations to existing building to provide 21 residential dwellings (16 private tenure and 5 affordable housing units) including change of use from use from Class D2 (assembly and leisure) to C3 (residential), following partial demolition and remodelling of the rear elevation, erection of part three, part four storey rear extension, roof extension above existing roof levels, installation of windows openings to the Underhill Street façade and creation of private amenity space at basement level to Stanmore Place with balconies and roof terraces to the upper floors.

Drawing Nos:

Approved drawings: (1223)-150 P02; 151 P02; 152 P02; 153 P02; 154 P02; 155 P02; 250 P02; 251 P02; 252 P02.

Proposed drawings: (1223)-160 NMA00; 161 rev NMA00; 162 rev NMA00; 163 rev NMA00; 164 rev NMA00; 165 rev NMA00; 250 PC02; 251-PC01; 252-PC01; 260 NMA00; 261 rev NMA00; 262 rev NMA00.



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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.2 of planning permission 2013/3487/P allowed on appeal on 11/07/2014 shall be replaced with the following condition:

REPLACEMENT CONDITION 2

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

[Prefix 1223-] 100, (as existing:) 101- 108/P01, (as proposed) 160 NMA00; 161 rev NMA00; 162 rev NMA00; 163 rev NMA00; 164 rev NMA00; 165 rev NMA00; 250 PC02; 251-PC01; 252-PC01; 260 NMA00; 261 rev NMA00; 262 rev NMA00.

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

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

- 1 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form and shall only be read in the context of the substantive permission granted on [11/07/2014] under reference number [2013/3487/P] and is bound by all the conditions and obligations if necessary attached to that permission

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.

Yours faithfully

Director of Culture & Environment

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