

# 142-150 Arlington Road (2015/6594/P)



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**SITE PHOTOS**



Ariel view of application site



Front western elevation of the building



View of the application from Arlington Road looking south

# 142-150 ARLINGTON ROAD 2015/6594/P

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View of the application site from Arlington Road looking north towards Parkway



Neighbouring properties at no. 140 Arlington Road and 5 Underhill Street

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>01/02/2016</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		12/02/2016	
<b>Officer</b>				<b>Application Number(s)</b>			
Elaine Quigley				2015/6594/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
142-150 Arlington Road London NW1 7HP				See draft decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
<p>Repositioning of the hand rail to enlarge the size of the external terrace and replacement of full height window with sliding door on the 4th floor northern and southern side elevations as an amendment to condition 2 of planning permission ref 2013/3487/P dated 11/07/2014 (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) as further amended by non material amendment ref 2015/6762/P on 23/12/2015.</p>							
<b>Recommendation(s):</b>		<b>Grant conditional permission subject to a section 106 legal agreement</b>					
<b>Application Type:</b>		<b>Variation or Removal of Condition(s)</b>					

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>47</b>	No. of responses	<b>02</b>	No. of objections	<b>02</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>A site notice was displayed from 20/01/2016 to 10/02/2016 and a press notice was published from 21/01/2016 to 11/02/2016.</p> <p>2 letters of objection received from 33 Arlington Road, Flat 5, 155 Arlington Road objects to the proposal on the following grounds:</p> <ul style="list-style-type: none"> <li>• Changes will make the building look even more out of character. A fourth floor should never have been considered See para 2.12 of the assessment section of the report</li> <li>• Longer view of the railings would be more visible and would have a negative impact on the conservation area See para 2.3 and 2.4 of the assessment section of the report</li> <li>• The repositioning of the handrails will make quiet street more noisy and lose its character See para 2.10 of the assessment section of the report</li> <li>• Roof terraces are refused along this street so why should this one be allowed to be changed and extended See para 2.11 of the assessment section of the report</li> <li>• Development of the Mornington Sports Centre should never have been allowed. It is now characterless luxury flats which only serve to undermine the wishes of the local community and make money for the developer See para. 2.11 of the assessment section of the report.</li> <li>• Enlarged terrace will be detrimental to the local residents See para. 2.6 to 2.10 of the assessment section of the roof</li> <li>• Problems with the construction company starting works before 7am every morning, causing parking problems and endangering lives of pedestrians, cyclists and drivers alike, violent and aggressive behaviour, See para. 2.14 of the assessment section of the report</li> <li>• Query additional windows on the eastern elevation as location and proportion unsympathetic to the retained façade See para. 2.13 of the assessment section of the report</li> </ul>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>Camden Town CAAC – objects</p> <ul style="list-style-type: none"> <li>• The repositioning of the terrace railings towards Arlington Road will certainly make it easier for residents in the flats to overlook the much smaller house in Arlington Road See para. 2.6 to 2.9 of the assessment section of the report</li> <li>• Concerned about the introduction of vertical windows on the south elevation as most of the windows on this elevation are aligned horizontally. The proposed window spoils the design See para. 2.13 of the of the assessment section of the report</li> </ul>					



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|  | <ul style="list-style-type: none"><li>• The top floor has been designed as a box, it is too tall and does not integrate with the rest of the building<br/>See para. 2.12 of the assessment section of the report</li><li>• The front elevation has been spoiled by the design of the window panes which are horizontal in shape. The original window panes are vertical. Could the design be changed?<br/>See para. 2.13 of the assessment section of the report</li></ul> |
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## Site Description

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 the 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 building is currently being refurbished and extended to provide new flats as part of a recent planning permission that was allowed on appeal (see planning history section below).

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, testing 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.

To the rear of the site lies Stanmore Plan 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 and Spencer (M&S) retail store that fronts onto Camden High Street.

The site is located within the Camden Town Conservation Area.

## Relevant History

### Application site

Non-material amendment application was **granted** (ref 2015/6762/P) on 23/12/2015 for changes to the external appearance of the building including installation of air bricks on the southwest front and north east rear elevation, smoke vents and new window opening at first floor level on the southern side elevation 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.

Approval of details application was **discharged** (ref 2015/3103/P) on 23/10/2015 for details as required by condition 5 (new windows and doors) of planning permission granted on 21/10/2015, ref 2015/4690/P (as a variation of 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.

Non-material amendment application was **granted** (ref 2015/4690/P) on 21/10/2015 for 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.

Approval of details application was **granted** (ref 2015/2747/P) on 13/10/2015 for details required by condition 4

(Construction Management Plan) attached to planning permission ref 2013/3487/P dated 11/07/2014 (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).

Planning permission was **allowed** on appeal (ref 2013/3487/P and 2013/3754/C) on 11/07/2014 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.

### **Relevant applications at other sites**

#### **5 Underhill Street**

Planning permission was **granted** (ref 2015/0034/P) on 09/11/2015 for extensions and alterations to the existing building including erection of a single storey extension to the roof fronting Underhill Street to provide 1 x 3 bed self-contained flat (Class C3 use) with external roof terrace and metal privacy screen, erection of two storey lift shaft to the rear at first and second floor level, installation of external fire escape staircase from ground to second floor level, alterations to the ground floor front elevation to create a new ground floor residential entrance and office entrance fronting Underhill Street, replacement of ground floor window openings with doors to bin store area and office storage area, and installation of roof light on the roof of the single storey front/side extension of the existing office building (Class B1 use).

### **Relevant policies**

National Planning Policy Framework 2012

The London Plan 2015 consolidated with alterations

#### **LDF Core Strategy and Development Policies 2010**

CS5 Managing the impact of growth and development

DP25 Conserving Camden's heritage

DP26 managing the impact of development on occupiers and neighbours

#### **SPG**

CPG1 Design (2015)

CPG6 Amenity (2011)

Camden Town Conservation Area Appraisal and Management Strategy (2007) (CAAMS)

## Assessment

### **1.0 Background**

1.1 Planning permission was granted on appeal on 11/07/2014 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. The permission included the creation of external roof terraces at fourth floor level

#### Approved 2013 scheme

1.2 The approved terraces for two of the flats on the 4<sup>th</sup> floor southern side of the building adjacent to Underhill Street and northern side of the building adjacent to no. 154 Arlington Road measure 18.8 sq. m (flat 4.03) and 17.9 sq. m (flat 4.04) respectively. The terraces will be accessed from the full height glazed sliding door. Both terraces are enclosed by 1.0m high metal hand rails that are set back 5.9m from the main front façade of the building. The approved window openings comprise one larger pane of glass and a narrower window opening with two smaller panes of glass.

#### Proposed scheme

1.3 Planning permission is sought for the repositioning of the hand rail to increase the size of the external terrace and replacement of full height window with sliding door on the 4th floor northern and southern side elevations as an amendment to condition 2 of planning permission ref 2013/3487/P dated 11/07/2014. The newly extended terrace for the flat adjacent to Underhill Street will measure 30.8 sq. m and the newly extended terrace for the flat adjacent to no. 154 Arlington Road would measure 32.8 sq. m. This would increase the size of the terraces by 12 sq. m and 14.9 sq. m respectively. The new railings would not project beyond the western front elevation of the approved single storey roof extension and would match the height and design of the approved railings.

1.4 The approved full height glazed window opening would be replaced by a new full height glazed door opening to allow access to the extended external terrace from each of the flats. The size, height and materials of the door opening would remain the same as the approved window opening.

1.5 The principle of the change of use, external form, bulk and design, layout, floorspace and residential element of the approved scheme otherwise remain exactly the same as before

### **2.0 Assessment**

2.1 Therefore the main issues to be considered as part of the proposal are:

- Design
- Impact on the character or appearance of the surrounding conservation area
- Amenity
- Other matters

#### **Design**

2.2 The proposed railings would match the height, and design of the approved railings and would not result in any further harmful impact on the character or appearance of the building. The proposed replacement door openings would match the size, height and design of the approved window openings and would not alter the character or appearance of the approved new top storey to the existing building and would be considered acceptable.

#### **Impact on the character and appearance of the conservation area**

2.3 The approved railings are set back 5.9m from the main front façade of the host building. The proposed railings would be brought forward by 3.7m. They would however still be set back from the main front façade of the building by 2.2m. On approach from Parkway views of the railings may be glimpsed above the roof of the neighbouring four storey buildings at no. 154 Arlington Road. However these views would be against the back drop of the approved single storey roof extension. Given the height of the railings at 1m, the fact that views can still be gained through the railings and the fact that they would be set back by 2.2m from the main front elevation of the building, it is considered that the relocated railings would not result in any additional harm to the character or appearance of the conservation area from longer views from Parkway looking south.

2.4 Approaching the site from the south, it was acknowledged by the planning Inspector that the approved “*roof addition would be more clearly seen because of the lower residential properties immediately alongside Underhill Street*”. Due to the height of the neighbouring properties the approved railings would already be evident from longer views looking north along Arlington Road towards the junction with Parkway. The proposed railings would be relocated in line with the front elevation of the approved single storey roof extension and would be set back 2.2m from the main front façade of the host building. Although the additional section of the railings would be more visible when approaching the site from the south than the approved railings the additional visual harm that this would create would be considered minor and would not be harmful to the character and appearance of the conservation area.

2.5 The replacement of the existing full height glazed window openings with full height glazed door openings on the northern and southern side elevations of the approved roof extension would result in a minor change to the appearance of this part of the extension. It would not have a harmful impact on the character or appearance of the conservation area.

## **Amenity**

### **Overlooking**

2.6 The proposal would result in the enlargement of external terraces for two of the new flats within the single storey roof extension at fourth floor level that was allowed at appeal in 2014. Although the enlarged terraces would be increased in length by 3.7m beyond the approved external terraces a separation distance of 18m would be retained between the application site and the adjacent properties at nos. 147 to 159 (odds) Arlington Road. This separation distance is sufficient to ensure that there is no harmful overlooking from the enlarged terraces to the habitable rooms of these neighbouring properties.

2.7 The neighbouring three storey property at no. 140 Arlington Road lies to the south of the application site and is separated from it by Underhill Street. No. 140 has windows at first and second floor level on the northern side elevation that face onto the application site. Due to the differences in the heights of the building the fourth floor external terraces would be a full storey above the roof of this property. Therefore there will be no direct overlooking from the newly extended terrace into these windows. The property also has an external terrace on the roof of the rear single storey extension. Views over the terrace from the extended terrace adjacent to Underhill Street would not be any more harmful than those views from the roof terraces that formed part of the approved scheme.

2.8 The neighbouring four storey building at no. 154 Arlington Road lies to the north of the application site. Due to the differences in the heights of this building and the approved fourth floor level of the building views from the newly extended roof terrace would be of the roof of no. 154. It would not be possible to gain views into the windows of no. 154 from the extended roof terrace. It would therefore have a satisfactory relationship with this property in terms of amenity.

2.9 In November 2015 planning permission has granted subject to a s106 agreement for the erection of a single storey roof extension to provide a new residential unit at 5-6 Underhill Street. The windows of this newly created unit would be located approximately 8.4m from the southern side elevation of the application building. The habitable windows of the approved flat at no. 5 Underhill Street could already be partially overlooked by the approved external terrace at the application site. The newly extended terrace would not result in any additional overlooking to the windows of this approved flat and is therefore considered to have a satisfactory relationship with it in terms of amenity.

### **Noise and disturbance**

2.10 Concern has been raised by third parties about the potential for increased noise generation from the enlarged terraces as more people would be able to access this area. It is acknowledged that the roof terraces that would be used for domestic purposes may result in an increase in noise during the evenings and weekends. However taking into consideration the fact that the terraces would still be in domestic use, the separation distances between the terraces and the adjoining properties in Underhill Street and Arlington Road, it is considered that the proposal would not be detrimental to the amenity of the adjoining residents to warrant a reason for refusal.

### **Other matters**

2.11 Concerns have been raised by local residents about the principle of the change of use and subsequent loss of the sports facility for new private flats as well as the creation and enlargement of roof terraces on Arlington Road. The principle of the change of use and creation of roof terraces was assessed and considered acceptable as part of the 2014 permission. This principle of the use and creation of roof terraces would not form part of the assessment of this application. The enlargement of the approved roof terraces has been assessed in the body the report above.

2.12 Concern has been raised by the third parties that the roof extension that provides a fourth floor of accommodation is unsympathetic to the main building and therefore harmful to the character and appearance of the conservation area. It must be clarified that the roof extension formed part of the scheme that was allowed at appeal. It is therefore lawful and does not form part of the assessment of this application.

2.13 Objections have been raised by local residents and Camden Town CAAC to the new window opening in the southern side and eastern rear elevation of the building. These amendments formed part of non-material amendment applications that were approved in 2015 (see planning history for details above) and do not form part of the assessment of this application. The CAAC also raised concern about the window treatment of the front elevation. The 2014 approved scheme included window panes with a horizontal emphasis and this remains unchanged as part of this application.

2.14 Concerns have been raised by local residents about the construction works and their implementation. Condition 4 of the approved scheme required the details of parking of vehicles for site operatives and proposed working hours to be included in a construction management plan that was to be submitted to and approved by the Council. The details were submitted and approved in 13/10/2015 (ref 2015/2747/P). The agent will be made aware of these concerns by the case officer. An informative would also be attached reminding the applicant of the need to comply with the details of construction management plan otherwise they will be in breach of this condition.

### **3.0 Recommendation**

3.1 The revised scheme is considered acceptable in design, amenity and impact on the conservation area terms and does not alter the fundamental principles of the overall scheme in balance of landuses, design approach, development intensity and impact on trees, heritage assets, amenity and transport conditions.

3.2 It is recommended for approval subject to Deed of Variation to the previous S106 with all the S106 clauses remaining the same.

### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 7<sup>th</sup> March 2016. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**

Studio 54 Architecture  
54 Rivington Street  
London  
EC2A 3QNApplication Ref: **2015/6594/P**

02 March 2016

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**Address:  
**142-150 Arlington Road**  
**London**  
**NW1 7HP**

## Proposal:

**DECISION**  
Repositioning of the hand rail to enlarge the size of the external terrace and replacement of full height window with sliding door on the 4th floor northern and southern side elevations as an amendment to condition 2 of planning permission ref 2013/3487/P dated 11/07/2014 (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) as further amended by non material amendment ref 2015/6762/P on 23/12/2015.

Drawing Nos: Superseded plans: 1223-165 NMA00; 1223-260 NMA02; 1223-261 NMA00.

Approved plans: 1223-165 MMA00; 1223-260 MMA00; 1223-261 MMA00.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no. 2 of planning permission 2013/3487/P dated 11/07/2014 as further amended by non material amendment ref 2015/6762/P on 23/12/2015 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 NMA02; 163 rev NMA00; 164 rev NMA00; 165 rev MMA00; 250 PC02; 251-PC01; 252-PC01; 260 MMA00; 261 rev MMA00; 262 rev NMA02.

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

Informative(s):

- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions and obligations as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 2 You are reminded of the requirement to comply with the details contained within the construction management plan that was approved on 13/10/2015 under ref 2015/2747/P especially hours of operation and parking of vehicles for site operatives.

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

Culture and Environment Directorate