

Mr Brian O'Reilly
Brian O'Reilly Architects
31 Oval Road
London
NW1 7EA

Application Ref: **2016/0771/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

12 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
40 Arlington Road
London
NW1 7HU

Proposal:
Erection of mansard roof extension

Drawing Nos: 412-100-E, 412-101-E, 412-102-E, 412-200-E, 412-201-E, 412-300-E, 412-101-P, 412-102-P, 412-103-P Revision B, 412-200-P Revision A, 412-201-P Revision A, 412-300-P Revision A, 412-301-P, and Design & Access Statement received 29/03/2016.

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:

412-100-E, 412-101-E, 412-102-E, 412-200-E, 412-201-E, 412-300-E, 412-101-P, 412-102-P, 412-103-P Revision B, 412-200-P Revision A, 412-201-P Revision A, 412-300-P Revision A, 412-301-P, and Design & Access Statement received 29/03/2016.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The principle of the addition of a mansard roof to a Grade II listed building within a conservation area would normally not be accepted due to the loss of the original roof form and additional bulk added to the building. However, there are a number of special circumstances at the application site that result in the acceptability of the addition of a mansard roof. The original valley roof was replaced with a shallow mono-pitch roof in the 1970s, and the proposal therefore would not result in the loss of historic fabric nor cause harm to the special historic and architectural interest of the Grade II Listed Building. In addition, nos. 38 & 40 Arlington Road (a Grade II Listed pair) are located between an end-of-terrace property (no.42), which has an existing mansard roof, and a four-storey modern residential property (nos. 32-36). As such, the parapet roofline is compromised by the taller forms either side, and the addition of a mansard roof to no.40 is not considered to have a harmful impact on the character and appearance of the Camden Town Conservation Area.

The proposed traditional mansard design to both the front and rear of the roofscape is considered to be appropriate to the host building. The proposed use of slate roof tiles, conservation style flush rooflights, sliding sash windows, and the proposed retention of the existing rear chimney stack are welcomed. The existing party wall chimney stack is proposed to be built up with reclaimed bricks, which is considered to be acceptable due to its current poor condition. The proposal is therefore considered acceptable by virtue of its design, scale and materials and would preserve and enhance the character and appearance of the host building and wider Conservation Area.

Comments and suggestions were received from the Camden Town CAAC which were incorporated into revisions to the original proposal; namely the installation of conservation-style rooflights as opposed to 'Velux' rooflights, the proposed dormer windows were revised to 6/6 timber sash windows to match the existing fenestration, and the RWP was changed so that it would run down the rear elevation.

Due to the location and nature of the works, they are not considered to cause harm to neighbouring amenity in terms of a loss of daylight, outlook or privacy.

The site's planning history has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25, and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

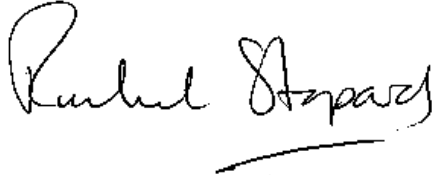
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment