

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

Application Ref: **2016/1210/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

12 April 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
40 Arlington Road
London
NW1 7HU

Proposal:
Erection of mansard roof extension and internal and external renovations to building fabric.

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 Listed Building Consent 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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Specification and sample of proposed slate roof tiles.

b) Details of the design of the extended chimney stack, including elevations and sections at a scale of 1:10 and samples of all finishing materials.

c) Manufacturer's details of new downpipes and hoppers.

d) Fully annotated elevation and section drawings at a scale of 1:10 showing all proposed interventions associated with structural repairs.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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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.

- 5 Notwithstanding the approved drawings, details of new windows rooflights and doors shall be submitted. Plan, elevation and section drawings shall be submitted of all new windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.

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.

- 6 Notwithstanding the approved drawings, existing clay chimney pots shall be retained and re-used on the built up chimney stack, unless agreed in writing with the Local Planning Authority.

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.

Informative(s):

- 1 Reasons for granting listed building consent:

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 special historic and architectural interest of the host building and the character and appearance of the wider Conservation Area.

Internally, the proposed works are not considered to harm the building's special interest and the re-establishment of subdivisions at first and second floor levels is welcomed. All windows will be retained and repaired where possible, and if they are beyond economic repair their replacement would be considered acceptable subject to detailed design, as secured by condition.

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.

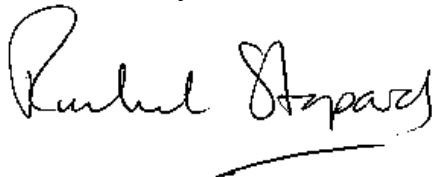
The site's planning history has been taken into account prior to making this decision and special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). The proposed work also accords with The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56 -66 and 126 -141 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.

Rachel Stopard
Director of Culture & Environment