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File Code:

1413 02.01.01_Planning_Appeal_160831

Date:

31st August 2016



Dear Sir / Madam

**RE: 166c Arlington Road, NW1 7HP - Planning Appeal Statement.
Planning Reference 2016/3467/P**

We have been instructed by my client, the applicant Sandra Nicholls, to submit an appeal for the refusal to grant planning for the alterations of the first and second floor with rear extension and terrace over at 166c Arlington Road.

Background:

Emrys Architects has submitted a planning application for a roof and rear extension in December 2014 that has been refused. The decision was appealed in February 2015 and dismissed in July 2015 (refer to design and access statement for details).

Emrys architects submitted a revised planning application in August 2015 (Application ref: 2015/4846/P). Following planning officer comments Emrys Architects made further alterations to the scheme in order to minimize the impact of the roof extension and preserve the original roof. Unfortunately, this latest iteration did not get considered due to planning staff changes and therefore we submit another planning application to reflect the latest scheme.

This latest planning application, to which this appeal refers to, was submitted to Camden on 21st June 2016. It was validated on the 5th July 2016 and refused on the 16th August 2016.

An on-site meeting was held on the 4th August 2016 with John Diver, the Planning Officer, in order to inspect the property and take photographs of the rear elevation and surroundings. There was no discussion on the merits or otherwise of the proposals.

Having reviewed again all the drawings, design and access statement and the case officers' report, there is only one issue to this case. It is as follows:

Location, design, form:

It has been deemed that "The proposed development, by reason of its location, design, and form, would result in harm to the character and appearance of the host building, the terrace of which it forms part and the Camden Town conservation area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies."

In contrast with the view of the London Borough of Camden, we believe the proposed revised extension and roof terrace for 166c Arlington Road has been carefully considered. It is on the rear of the property and constructed in London stock brick in line with the existing parapet.

There is a part glazed balustrade above which fully encloses the proposed roof terrace when the staircase hatch is opened. The height of the glazed balustrade is below the existing ridge height and can therefore only be viewed from the rear. The only point that it could possibly be viewed from a public highway is in front of the loading bay to Marks & Spencer 40m away.

The building sits within a cluster of other buildings and housing developments and our proposal would bring no harm to that collection of buildings. In fact, in our view, our proposal would be a positive contribution to the overall piece.

As demonstrated in the design and access statement the immediate area has numerous precedents for roof top interventions of a similar and often larger scale. Further down the street the old sport centre has recently been awarded planning for a further extension. Number 23 Parkway (residential scheme to the rear of our client's flat) has recently been extended to five storeys.

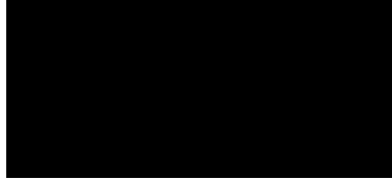
The policies the refusal refers to are generic and not site specific. They refer to general guides that we have taken into account when we first designed the scheme: high quality design, respecting local character, materials, providing amenity space, etc. The scheme will definitely improve the living quality for the client without interfering with the traditional character of the conservation area. The original façade will remain unaltered and the proposed roof terrace won't be visible from any point of the street.

Conclusion:

In summary, I do not see this intervention to be visually intrusive or detrimental to the Camden Town Conservation Area of LB Camden. The proposed inclusion of outdoor amenity space and a larger living space, will undoubtedly improve the quality of life of the residence. The proposal does not alter the perception of the building or its character and the quality of space and amenity far outweigh any perceived negative connotations.

Contrary to Camden view, we consider the proposal a positive contribution to the conservation area.

Yours faithfully



Glyn Emrys
Director
for and on behalf of Emrys Ltd.

(cc. / enc.)