

Delegated Report		Analysis sheet		Expiry Date:		15/08/2016	
		N/A		Consultation Expiry Date:		28/07/2016	
Officer				Application Numbers			
Samir Benmbarek				2016/3389/P & 2016/3650/L			
Application Address				Drawing Numbers			
38 Arlington Road London NW1 7HU				421-100-E (OS Extract); 421-101-E; 421-102-E; 421-103-E; 421-104-E; 421-300-E; 421-200-E; 421-201-E; 421-101-P; 421-102-P; 421-103-P; 421-300-P; 421-200-P; 421-201-P; 421-302-P; Design and Heritage Statement.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of mansard roof extension to dwelling.							
Recommendation:		Refuse Planning Permission Refuse Listed Building Consent					
Application Type:		Householder Application Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	13	No. of responses	00	No. of objections	00
Summary of consultation responses:		A site notice was displayed from 06/07/2016 (expiring 27/07/2016) and a public notice was displayed in the local press (Ham & High) from 07/072016 (expiring on 28/07/2016). To date no representations have been received.					
CAAC/ National Amenity Society comments:		<p><u>Historic England</u> This application should be determined in accordance with national and local policy guidance and on the bases of the Council's specialist conservation advice.</p> <p><u>Camden Town Conservation Area Advisory Committee</u> The Camden Town CAAC was formally consulted. A response was received with the following comments listed below:</p> <ul style="list-style-type: none"> No objection in principle but preference for acoustic glass within the mansard roof windows instead of heritage double glazing <p><i>Officer's Comments:</i></p> <ul style="list-style-type: none"> <i>It is considered the heritage double glazing windows are acceptable in design terms within regards to the Listed Building.</i> 					

Site Description

The application is related to a three storey building located on the eastern side of Arlington Road. The property is Listed and is located within the Camden Town Conservation Area. It was built in c. 1840 and was Listed in 1999 as a pair with No. 40.

The Camden Town Conservation Area Appraisal and Management Strategy consider No. 42 to make a positive contribution to the Conservation Area. Nos. 30-36 Arlington Road were demolished and redeveloped in 1989 with a contemporary design.

There are long terraces of Grade II Listed building on the opposite side from a similar date and character. Some of these have mansard roof extensions which pre-date the listing for these terraces.

No. 40 was recently been granted Planning Permission and Listed Building Consent for a mansard roof extension in April 2016. This proposal is of a mansard of a similar design to No. 40.

Relevant History

No. 38 Arlington Road (Application Site):

None

No. 40 Arlington Road

(Ref: 2016/0771/P)- Planning Permission granted (12/04/2016) for the erection of mansard roof extension. The permission is yet to be implemented.

(Ref: 2016/1210/L)- Listed Building Consent granted (12/04/2016) for the erection of mansard roof extension and internal and external renovations to building fabric. In association with ref 2016/0771/P.

No. 42 Arlington Road

(Ref: 8802138)- Planning permission granted (18/07/1988) for the roof extension at third floor level to be used as an extension to the residential accommodation below. Permission has been implemented.

Relevant policies

National Planning Policy Framework, 2012

The London Plan 2016

LDF Core Strategy, 2010

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

CS19 (Delivering and monitoring the Core Strategy)

Camden Development Policies, 2010

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Supplementary Planning Guidance

CGP1 Design, 2015 – Section 5- paragraphs 5.7- 5.10, 5.14-5.20

Camden Town Conservation Area Appraisal and Management Strategy 2007

London Terrace Houses- Historic England, 1996

1. Proposal

- 1.1 Planning Permission and Listed Building Consent is sought for the erection of mansard roof to an existing three storey building.
- 1.2 The proposed dormer window will be constructed of slate tiles to match the existing roofing material, with 2x lead lined dormer windows at the front and 2x lead lined dormer windows at the rear to include heritage double glazing slash windows. 2x heritage type rooflights are also proposed at the rear of the mansard. It will be at an angle of 70 degrees. The design of the mansard extensions is similar to the proposed mansard at the neighbouring building (No. 40).
- 1.3 The main issues for consideration are:
- The impact of the proposal upon the character or appearance of the Listed Building and the surrounding conservation area and;
 - The impact the proposal may have upon the amenity of the occupiers of the neighbouring properties.

2. Planning Permission and Listed Building Consent at 40 Arlington Road

- 2.1 Planning Permission and Listed Building Consent was granted on 12th April 2016 for the erection of a mansard roof extension at 40 Arlington Road.
- 2.2 The reasons for granting planning permission were No. 40 (as well as No. 38) were located between an end of terrace property (No. 42) which has an existing mansard roof extension and four storey modern residential building and as such, the parapet roofline is already compromised by taller forms on either side. Therefore the addition of a mansard roof extension is not considered to have a harmful impact upon the Camden Town Conservation Area. Another reason for granting approval which is of particular importance to this application was the proposal would not result in a loss of historic fabric or cause harm to the special historic and architectural interest of the Grade II Listed Building (see paragraph 2.3).
- 2.3 Listed Building Consent was granted as the proposal would not result in a loss of historic fabric or cause harm to the special historic and architectural interest of No. 40 Arlington Road. During the 1970s, the original valley roof was replaced with a shallow mono-pitched roof which eroded the building of its special historic and architectural interest as well as historic fabric in relation to the roof.

3. Assessment of Impact on Host Building and Surrounding Area

- 3.1 The host building (No. 38) is a three storey building located on block along the eastern side of Arlington Road. Along this block, there are buildings which have been raised an extra storey (No. 42), have recently been granted permission for an extra storey (No. 40) or have been constructed by four storeys (No. 30-36). The host building remains the only building within the block to be three storeys.
- 3.2 The host building and No. 40 Arlington Road was listed as Grade II buildings on 11 January 1999 (List entry Number 1244686). The listing description is as follows: "*Pair of houses. c1840. No.38 red brick with rendered ground floor and parapet, slate roof and party wall stacks. 2 windows wide, 3 storeys and basements. Upper windows with glazing bars in moulded architrave surrounds, those to first floor with cast-iron balcony fronts. Panelled door in moulded architrave doorcase with rectangular top lights. No.40 rendered, with channelled ground floor and the upper floors scored to resemble ashlar. Slate roofs with party wall stacks. Moulded cornice to parapet. Sash windows with glazing bars. Panelled door set back under round-arched toplight. INTERIORS not inspected. SUBSIDIARY FEATURES: both houses have area railings with spear finials. Included as a well-preserved pair of houses*".
- 3.3 In regards to LDF policies, respecting the local character is an intrinsic aim. In particular DP24 and DP25 require careful consideration of the characteristics of the site, features of local distinctiveness, and the wider context to be demonstrated in order to achieve high quality development which integrates into its surroundings. Within areas of distinctive character, it is considered development should reinforce those elements which create the character.
- 3.4 Within reference to guidance forming the Camden Town Conservation Area Statement, fundamental changes to the roofline, insensitive alterations or poor materials can harm the historic character of the roofscape and will not be acceptable.
- 3.5 In considering the proposal against CPG1 (Design), roof alterations or additions are likely to be acceptable in the

following circumstances:

- There is an established form or roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help re-unite a group of buildings or townscape;
- There are a variety of additions and alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

- 3.6 Within the proceeding context, the mansard extension by virtue of its location within a group of buildings which have additional storeys would not be contrary to policy and is considered acceptable. It is further considered the proposal would not cause additional harm and would reunite the group of buildings, in particular the listed pair.
- 3.7 However, concern is raised to the historic features of this property and the harm that the proposal will cause to the fabric of the building. In particular, the "*slate roofs and party walls stacks*" as mentioned within the listing description. Pertinent to the application is Historic England's document "London Terrace Houses" which states that in many circumstances Historic England advises against adding any visible extra storey to the roof of a terraced building particularly when the existing roof structure is of historic or architectural interest.
- 3.8 The form and fabric of the roof is an integral part of the host building and fundamental to an understanding of its architectural and historic significance. Therefore the retention of the roof form is important in preserving the building's significance and in this instance a mansard extension would not be acceptable. The existing roof takes the form of a butterfly valley which is characteristic of buildings of this age and type. The roof structure of the building consists of original timber strut beams across the depth of the roof with timber purlins and beams also forming the structure. On a site visit to the building, it was observed that some of the structure was needed repairing, however there was enough of the original structure that can be retained which would mean the proposal would be of a detriment to the historic fabric of the roof.
- 3.9 The proposed mansard roof extension would also cause unacceptable harm to the Grade II listed building by loss of the special historic fabric by way of the removal of historic roof timbers. This contributes to the loss of integrity of the host building.
- 3.10 Overall, this would be contrary to policy CS14 of the London Borough of Camden LDF Core Strategy and policy DP25 of the London Borough of Camden LDF Development Policies. There are no public benefits identified by the proposals that would outweigh the harm to the designated heritage asset (the host building), as required by paragraph 134 of the National Planning Policy Framework. Therefore, proposal cannot be supported by the Council.
- 3.11 Notwithstanding the above, whilst the principle of a mansard roof is not considered to be acceptable on this listed building, the detailed design and the appearance of the mansard both at the front and rear are considered to be appropriate to the host building and surrounding conservation area. This includes the lead lined dormer windows and the heritage double glazing windows.
- 3.12 A revised proposal which retained some of the historic roof timbers within the proposed mansard extension was submitted. However, it was not considered to overcome the concerns regarding the harm caused to the Listed Buildings in terms of loss of historic fabric. Although the roof structure is not visible from the public realm, it is an architectural and historic fabric of the building which should be retained and forms part of the character of the building.

3.13

4. Amenity

- 4.1 It is considered no harm would be caused in regard to the amenity of the neighbouring properties or surrounding by virtue of its position upon the roof.

5. Recommendation

Refuse Planning Permission and Listed Building Consent.

