



Appeal Statement

*38 Arlington Road
NW1 7HU*

BRIAN O'REILLY ARCHITECTS
The Studio, 31 Oval Road
London NW1 7EA
t.0207 267 1184

INTRODUCTION

We write on behalf of our client to appeal the planning decision concerning application 2016/3389/P, a mansard roof extension at 38 Arlington Road, London Borough of Camden.

Whilst we have every belief that the planning decision was reached in good faith, we feel in this instance the decision is misguided in its focus; privileging retention of existing elements at the expense of wider architectural benefit to the streetscape.

Our proposal sought to create a new mansard roof extension to create additional living space, required as our clients elderly mother will soon be coming to live with him to better address her care needs. The roof would be sensitively proportioned and finished in high quality natural slate, complementing the existing palate of materials in use on the street.

The application was refused on the basis that it is detrimental to the buildings historic fabric. The points which follow constitute our grounds for appeal.

1. REINSTATEMENT OF ROOF SIGHTLINES



fig 1. 38 Arlington Road + Streetscape

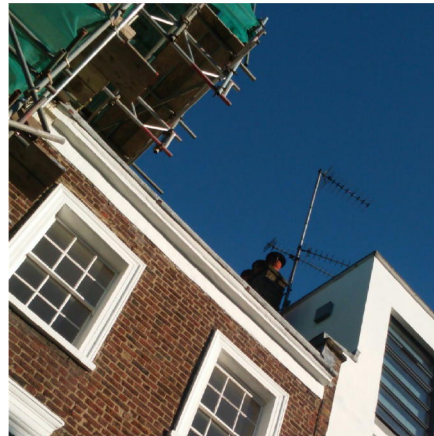
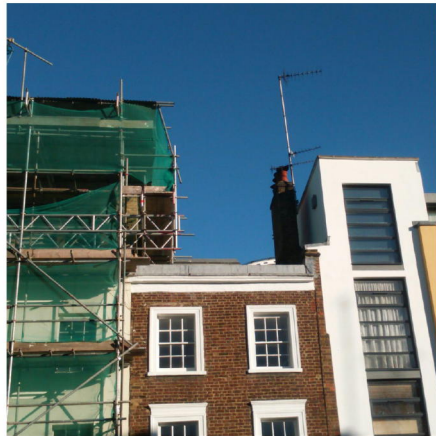


fig 2 & 3. 38 Arlington Rd + Neighbours

Adjacent to No. 38 is a large, recent development of significantly greater height, which bookends the short run of buildings. The height of this development significantly impacts the amount of daylight entering the property, which the proposal seeks to address.

At No. 40, a Mansard roof is currently under construction - for which we are the architects - of identical proportions to the proposal and similar to the mansard constructed at No. 42 Arlington Road. With No. 42 forming the street corner, this arrangement leaves No. 38 as a noticeable break in the uniformity of scale which typifies the Victorian typology of the streetscape.

The assessment that larger developments already compromise the rooflines of Numbers 38 & 40 is supported by the Delegated Report (DR), which in section 2.2 notes this site condition, concluding the addition of the mansard would not be harmful to the conservation area.

With numbers 38 & 40 viewed as a pair, we contend the proposal enhances the streetscape. As can be seen in the attached photos, the irregularity of sight-lines at roof level detracts from the sense of proportion the buildings share, which as a poor composition of mass and form, creates a sense of incoherence on this section of street.

BRIAN O'REILLY ARCHITECTS
The Studio, 31 Oval Road
London NW1 7EA
t.0207 267 1184



fig 4 & 5. Enclosure of No.38 by adjacent developments

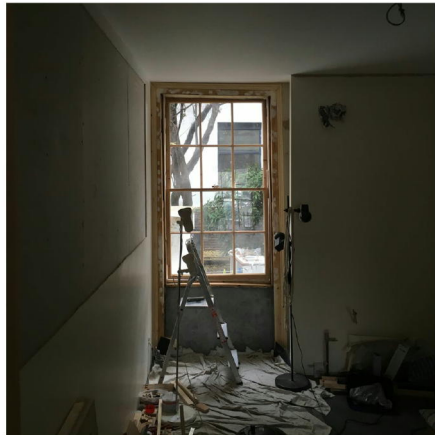


fig 6 & 7. Impact on daylight at No.28 First floor

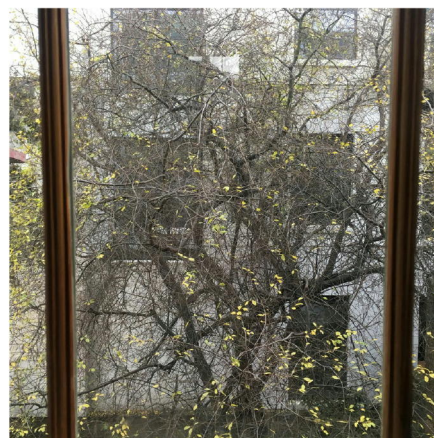
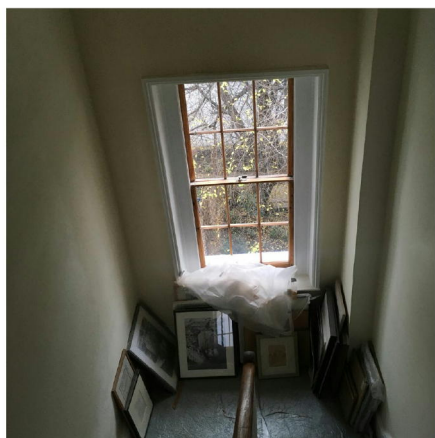


fig 8 & 9. Impact on daylight at No.28 Second floor

BRIAN O'REILLY ARCHITECTS
 The Studio, 31 Oval Road
 London NW1 7EA
 t.0207 267 1184



fig 4. 38 Arlington Road rear elevation

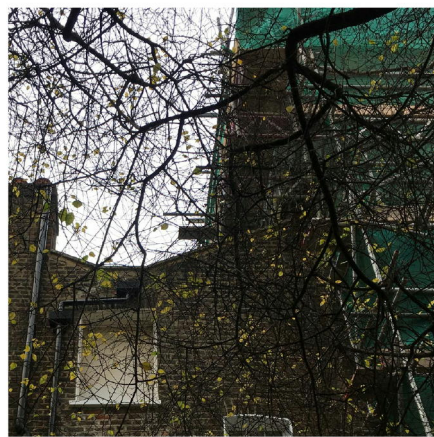
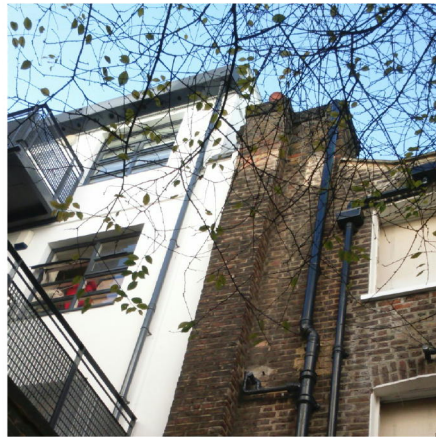


fig 5 & 6. 38 Arlington Rd + Neighbours

This view is supported by DR section 3.1, which notes that the host building will be the only structure in the block remaining at 3 storeys. The report cites LDF policies DP24 and DP25, which require careful consideration of site characteristics and wider context to ensure development integrates with its surroundings. The proposal clearly meets these criteria, as noted in DR section 3.6, which states the works are neither harmful nor contrary to policy and would “reunite the group of buildings, in particular the listed pair.”

As the planners acknowledge in DR section 3.11, the proposals are appropriate to both the host building and surrounding area. We contend that contrary to the further claim in 3.11 that there is “no public benefit” from the proposal, in light of the aforementioned points the scheme offers significant architectural improvement to the streetscape, consistent with local planning policies.

2. IMPACT ON HISTORIC FABRIC



fig 7. Non-original roof finishes at No. 38



fig 8. Chimney stack extended by works at No. 36

Planning permission was refused on the basis of unacceptable damage to the historic fabric of the building. However, we believe this judgement to be misplaced. Camden Town Conservation Area Committee raised no objections to the scheme nor, after consultation supported by advertising in the local press, were any objections received from other interested parties such as the 20th Century Society.

DR section 3.7 refers to harm caused to the “slate roofs and party wall stacks” as mentioned in the buildings original listing. Yet as can be seen in the attached photographs, the roof finishes have recently been renewed and capped with modern cast-concrete ridge tiles. The party wall stacks have already been extended during the recent adjacent development at Number 36 and would thus be unimpacted by the proposals.

DR section 3.7 also refers to guidance from Historic England’s London Terraced Houses publication, stating in “many circumstances” it is inappropriate to add storeys to historic houses. We agree this statement is applicable in many circumstances, but this guidance is generic. As has been argued in section 1, in this specific instance we believe the benefits to reunifying the listed structures mitigates this concern. Additionally, when consulted Historic England had no adverse comments, but simply delegated responsibility back to Camden planning department.

As demonstrated in drawing 421-104-E submitted with the application, the timber structure of the roof has been extensively repaired and modified with new timbers; which given the replacement of the roof finishes leave little that is truly original. Nonetheless, we are appreciative of preservation efforts and have submitted amended proposals retaining the historic timbers within the new mansard. We have attached the proposals here for your consideration.

BRIAN O'REILLY ARCHITECTS
The Studio, 31 Oval Road
London NW1 7EA
t.0207 267 1184

3. IMPACT ON HISTORIC FORM



fig 9. No. 38 viewed next to number 40 (before commencement of works)

Whilst our proposal would lead to the loss of the butterfly roof, we believe the benefit to the streetscape outweighs this consideration. The butterfly roof at Number 38 is the last valley roof on the short terrace, which leads to it appearing as an anomaly amongst the mansards. In Juxtaposition with the claims made in DR section 3.8; as the roof is not visible from the street, we suggest erection of a mansard would enhance the architectural form of the host building, restoring the harmonious relationship between 38 Arlington Rd and its neighbours.

This view is supported by the neighbours at number 33, an accredited conservation architect, who writes in support of the application:

"We understand very well the arguments around the preservation of historic roof forms. Were the proposal made for a house in an unbroken run off existing butterfly rooves, then it would be inappropriate. However, as this section of street has been permitted to lose its historic character, we feel the unity of this section is better addressed with a sensitively detailed mansard addition to number 38" [appendix 1]

As the agents and architects for 40 Arlington Rd, the proposal at No.38 offers a rare opportunity to create both mansards in identical material, size and form. We contend the proposal enhances the character of the Camden Town Conservation Area, in line with the Framework/Core Planning Policy CS14 and LDF Development Policies 24/25. By reinstating the symmetry between both listed buildings, the proposal enhances one of the defining features of the Arlington Road streetscape in a sensitive and proportional manner. As such, we believe the benefits of the proposed works to the host building outweighs the loss of the historic roof form.

BRIAN O'REILLY ARCHITECTS
The Studio, 31 Oval Road
London NW1 7EA
t.0207 267 1184

4. EXTENSIVE LOCAL PRECEDENT



fig 10. Roofscape directly opposite No 38. Note the mixture of unbroken rooves and mansards



fig 11. Roofscape directly opposite No 38. Note the mixture of unbroken rooves and mansards

As noted in DR section 3.11 the proposal is in keeping with the local architecture. Mansard roofs have been extensively added to the surrounding streets, with an extensive presence on Arlington Road and nearby Albert Street. The properties directly adjacent to 38 have mansard roofs, of a similar massing, scale and materiality to the proposal. The works would thus be in keeping with the features of the conservation area. DR Section 4.1 concludes no harm would be caused by the proposals to neighbouring or surrounding properties.

CONCLUSIONS

As architects with years of experience in working with historic structures, it is our intention that an approved mansard would be carried out to a high aesthetic standard. Our client also shares a passion for high quality design, having undertaken extensive repairs to the front façade to restore the original fabric. On completion, the works were described as “Blue-chip in terms of quality and skill” by Camden’s Conservation Officer, demonstrating a sincere commitment to architectural integrity ^[appendix 2].

Consequently, our client enjoys the support of his neighbours for the proposal, evidenced by supporting letters and there being no objections to the scheme.

In conclusion, whilst we are respectful of the planner’s desire to maintain historic features, in this instance we believe the works make a net positive addition to both the structure and the streetscape that justifies the loss of the existing roof.

We hope the Inspectors will agree our case has merits and we look forward to hearing from them in due course.

APPENDIX 1

33 Arlington Road London NW1 7ES

t
e

Planning Application ref. 2016/3389/P – 38 Arlington Road NW1

Letter of support.

To whom it may concern,

We wish to support the application to erect a mansard to the roof of number 38 Arlington Road, which stands directly opposite to our house.

We understand very well the arguments around the preservation of historic roof forms. Were the proposal made for a house in an unbroken run of existing butterfly rooves, then it would be inappropriate, however as this section of the street has been permitted to lose its historic character, we feel the unity of this section is better addressed with a sensitively detailed mansard addition to number 38.

Yours faithfully,



Alan Chandler BA(hons), AA Dip. RIBA, SCA, FHEA
Accredited Conservation Architect

APPENDIX 2

Mr. David Horbury

38 Arlington Road,
Camden,
NW1 7HU

30.11.2016

To whom it may concern,

As the applicant for number 38, I write to offer my reasons for the proposal and assurances of my commitment to preserving the historic integrity of the building.

As the planners are aware, my home has been progressively encircled by large developments, which now dwarf the building in terms of height. When originally built, the house would have enjoyed much higher daylight access, which as a consequence of these significantly taller developments has now been extensively curtailed. The new bedroom the loft provides would allow me to regain a living space with an improved level of daylight.

Additionally, my elderly mother will soon be coming to live with me so I can better provide for her care. To this end, family members will also be coming to stay with increasing frequency. The extra living space provided by the extension will greatly alleviate the stress such an arrangement creates, allowing a greater degree of privacy between us.

I wish to reassure the planners of my intention to carry out the works to a high standard that is respectful of the buildings historic nature. I am committed to restoring and sustaining those elements of the house which give - and will increasingly give - pleasure both to me and to my neighbours. For example, the restoration of the windows - the work of a single craftsman - was described by Camden's own conservation officer as 'Blue Chip' in terms of quality and skill. My neighbours are aware of the proposals and have raised no concerns on this basis, with one - Mr Alan Chandler, a conservation architect and lecturer in historic buildings - writing strongly in support.

I hope I can reassure the inspector of my desire to carry the proposal forwards in good faith and wish to state my willingness to address any concerns as far as possible,

Yours sincerely,

David Horbury

