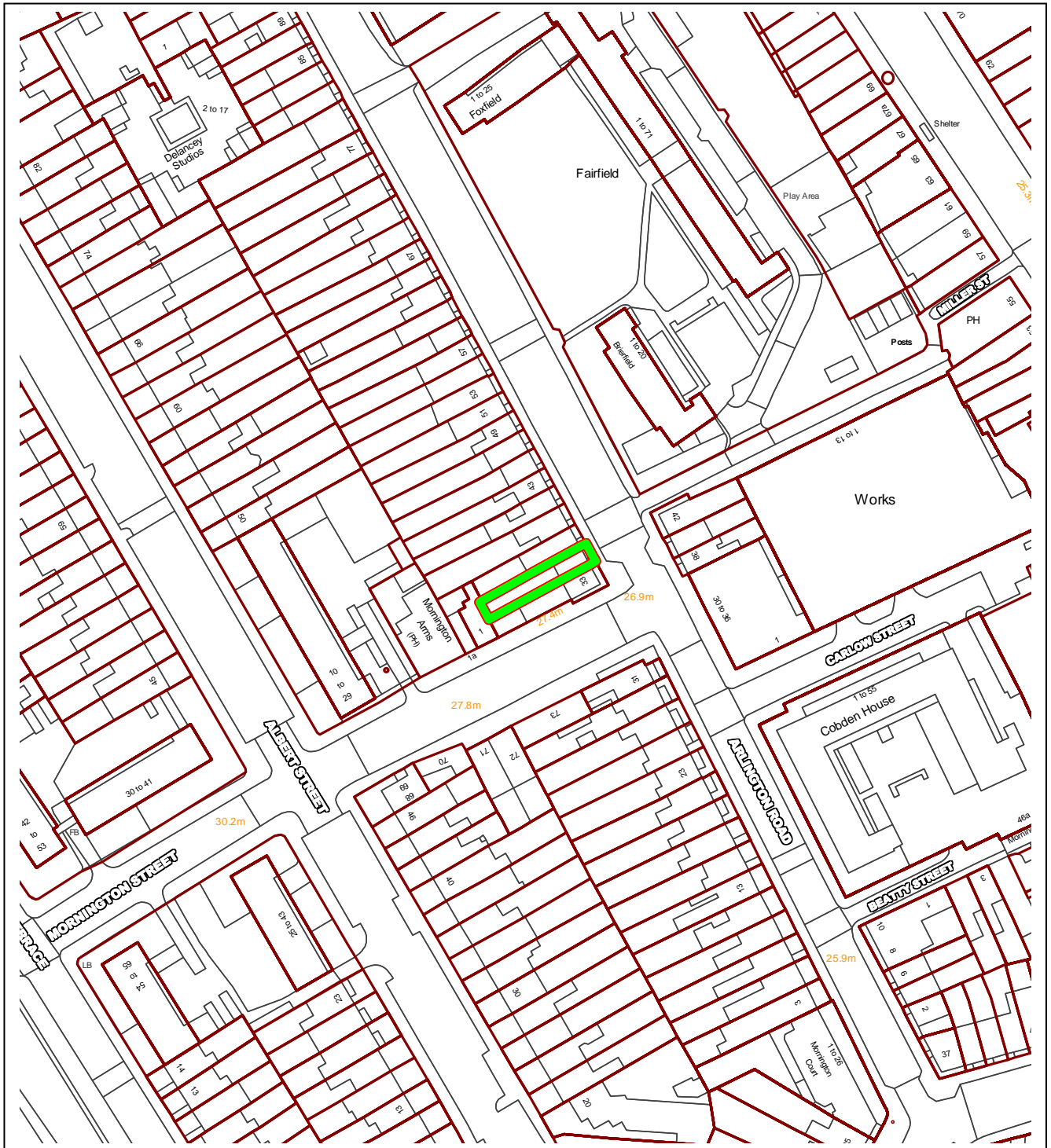


2017/5700/P - 35 Arlington Road



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2017/5700/P - 35 Arlington Road

1. Aerial view, showing extensions at 41, 39, 37 and 33.



2. View of rear elevation from Mornington Street



3. Rear elevation and No. 33 extension at ground and first floor rear



4. Extension at no. 37 with pitched roof light to window, railings above extension at no. 39 and ground floor and conservatory at no. 41



Delegated Report		Analysis sheet	Expiry Date:	02/04/2018
		N/A / attached	Consultation Expiry Date:	15/03/2018
Officer			Application Number(s)	
Leela Muthoora			2017/5700/P	
Application Address			Drawing Numbers	
35 Arlington Road London NW1 7ES			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Conversion of two flats into single family dwelling and erection of a single storey rear extension.				
Recommendation(s):		Grant planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	02	No. of objections	01
Summary of consultation responses:	<p>A site notice was displayed between 16/02/2018 and 09/03/2018.</p> <p>A press notice was published in the local newspaper on 22/02/2018.</p> <p>A letter of support was received form the owner/occupiers of no. 37 Arlington Road which is summarised as below.</p> <ul style="list-style-type: none"> • The amalgamation of the flat back into the house will allow a large family home. • The rear extension will be in line with the existing one at my property. • There are other rear extensions to the properties to the north to accommodate kitchens/diners with no uniform to the depths. • Good sound insulation between our properties should mitigate any additional noise created. • It will enhance the living accommodation, while leaving a decent sized garden. • The step back in the southerly elevation seems unnecessary as it will impact the usable area of the kitchen but demonstrates the thoughtfulness of the applicant on the neighbours at no. 33. <p><i>Officer response: See section 3.2, 3.3, 4.1, 4.3, 4.4, 5.1, 5.3, 5.5 in the assessment below.</i></p>					
CAAC comments:	<p>Camden Town Conservation Area Advisory Committee commented</p> <ul style="list-style-type: none"> • The application appears to propose loss of housing stock, contrary to the new London Plan. • The extension proposes obscuring sight of the full expanse of the house's original back wall and its wide chimney stacks which are a strong feature of the original building, now rarely visible on Arlington Road. A site context photograph in the D&A Statement illustrates this. • The area of proposed paving beyond the proposed extension significantly reduces the existing area of natural soil and grass that No 35 can contribute to the environment. <p><i>Officer response: See section 3.2, 4.2, 4.3, 4.4, 4.5, 4.6, 5.5 in the assessment below.</i></p>					

Site Description

The site is a terraced building currently divided into two residential units, situated on the western side of Arlington Road, close to the junction with Mornington Street. The property is not listed but is identified as making a positive contribution to the Camden Town Conservation Area within which it is located.

Relevant History

CTP/K12/7/A/14380 - Erection of roof extension and rear extension, repairs and alterations to front and rear elevations at 35 Arlington Road. - Conditional permission 29/11/1972

2012/5716/P - Installation of a new access stair from street level to basement and replacement of basement window to door opening within light well of existing house (Class C3). Granted 30/01/2013

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

London Borough of Camden Local Plan 2017

A1 (Managing the impact of development)

A3 (Biodiversity)

D1 (Design)

D2 (Heritage)

CC1 (Climate Change Mitigation)

CC2 (Adapting to Climate Change)

CC3 (Water & Flooding)

Camden Supplementary Planning Guidance

CGP1 (Design) 2015

CPG6 (Amenity) 2011

Camden Town Conservation Area Statement 2007.

Assessment

1.0 Proposal

1.1 Planning permission is sought for the following works:

- Amalgamation from maisonette at ground, first and second floor and self-contained flat at lower ground floor into one dwelling.
- Rear extension at lower ground floor level with living roof above. – 5.8m in depth x 3.8m in width and 3m in height.

1.2 Revisions. The following revisions were made at the planning and conservation officers' request

- Enlargement of the light well between the extension and the original rear elevation.
- Reconfiguration of internal arrangement of rooms

2.0 Assessment

2.1 The material planning considerations in the determination of this application are:

- Amalgamation of use to single family dwelling house (impact of the loss of residential unit)
- Design (impact of the proposals on the character and appearance of the host building and wider Camden Town Conservation Area)
- Amenity (impact of the proposals on the amenity of neighbouring residents in terms of daylight,

outlook and privacy)

- Biodiversity (protection of gardens)

3.0 Amalgamation of use from two residential units to single family dwelling house

3.1 The larger residential unit is on the ground, first and second floors with a one bed flat located on the lower ground floor. This is currently subdivided by a partition on the lower ground floor stairs. The proposal seeks permission for the lower ground floor to become part of the circulation of the amalgamated dwelling house.

3.2 The Council does not generally seek to resist schemes combining dwellings where they involve loss of a single home. This provision creates some scope for growing families to expand into an adjoining property.

3.3 Concerns were raised during the assessment about the internal layout of the ground floor of the property where the proposed lower ground floor bedroom would not meet Camden Planning Guidance for minimum sizes for bedrooms. The arrangement has been amended to include a utility room and shower room in this space and move the bedroom to the front of the internal layout to meet the minimum size standard.

4.0 Design

4.1 The proposed extension is approximately 5.8m in depth, which would be consistent with the depth of the neighbouring extension at no.37 and reduces to approximately 4.2m in depth with the main bulk of the extension set back from the boundary with no. 33. It is a part solid and part glazed addition to the lower ground floor.

4.2 The scale of the extension is subordinate to the host building and the boundary walls are high on Mornington Street where the rear elevation is most visible from the public realm. The extension would have limited visibility and minimal impact on the character and appearance of the Camden Town Conservation Area. The extension would be seen in limited private views and combined with the varied nature of the rear extensions on the neighbouring buildings, means that the extension would not appear dominant or out of character in this location.

4.3 There is no uniformity to the rear extensions on this side of Arlington Road due to a variety of rear extensions at ground and first floor level. The terrace has valley roofs indicating that in efforts to maintain these has led to seeking enlargement of the properties by ground floor rear extension. At this southern end of Arlington Road, there are ground floor rear extensions at no's 23, 33, 37, 41, 47 and two storey extensions at 33, 41 and 47.

4.4 The difference in the levels of the lower ground floor and the garden means that to achieve minimum headroom, the height of the extension would cut across a raised ground floor window. In order to avoid building against this window and to allow sufficient light into the rear room the rear extension incorporates a light well. Following officer advice, the light well has been enlarged to allow the retention of the side-on chimneystack that is an architectural feature of the rear elevation.

4.5 The materials of London Stock brick and are sympathetic to the existing building. Camden Planning Guidance states that 'modern materials such as steel and glass may be appropriate but should be used sensitively and not dominate the existing property'. Although the steel doors do not match the existing windows on the rear elevation, they are considered a high quality material, which would be seen from limited private views, if at all, and would not be considered to compromise the special character of the building or surrounding conservation area.

4.6 The Camden Town Conservation Area Statement states that 'there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would compromise the special character.' There is a side-on chimneystack to

the rear elevation of the building, which is an architectural feature that is an example of the special character of the area. Due to the variety of existing extensions on this part of Arlington Road, the architectural features of the side-on chimneystacks are mainly visible at the upper floor levels. Following the Council's Conservation Officers advice, the light well has been enlarged to retain the visibility of the side-on chimneystack is an architectural feature at ground floor level of the rear elevation, as well as setting the extension back from the raised ground floor rear window. For comparison, the neighbouring extension enclosed the raised ground floor window within a pitched roof light, but which lost visibility of the side-on chimneystack for their extension.

5.0 Amenity

5.1 The extension would not project any further than, nor would it be any higher than the existing neighbouring extension at no.37, which is to the north of the application site. To the south of the site, the proposal would be approximately 0.3m below the existing boundary wall to no. 33, which remains from a previous rear extension, which has been demolished. The main bulk of the extension has been set back from this boundary to reduce the impact on the amenity of the neighbours at no. 33. As a result, the depth of the rear extension is considered unlikely to result in a significant impact on the amenity of neighbours in the adjoining dwellings.

5.2 Light Spill: The new doors to the extensions rear elevation would not be considered to increase any light spill close to neighbouring properties.

5.3 Overlooking: The roof light to the rear extension would result in limited overlooking as the nearest neighbouring window is to a stairwell and the roof light is above the kitchen area of the extension.

5.4 Outlook: The living brown roof would minimise the form when viewed from a higher level.

5.5 Due to its size, location and height against the surrounding boundary walls, it would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light or light spill or loss of privacy or outlook.

5.6 Garden amenity: The extension would be built where paving exists and would allow for the retention of a reasonably sized garden of approximately 51sqm. The inclusion of a brown roof helps to introduce biodiversity. Details of the planting, construction and maintenance scheme would be sought by condition in order to ensure the long term viability of the proposals.

6.0 Recommendation: Grant conditional permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 09th April, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2017/5700/P
Contact: Leela Muthoora
Tel: 020 7974 2506
Date: 4 April 2018

Development Management
Regeneration and Planning
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London
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Brian O'Reilly Architects
31 Oval Road
London
NW1 7EA

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
35 Arlington Road
London
NW1 7ES

DECISION

Proposal:

Conversion of two flats into single family dwelling and erection of a single storey rear extension.
Drawing Nos: Design & access statement, (433-)100-E, 101-E, 200-E, 300-P, 101-P, 200-P,
300-P, 302-P, 303-P, 304-P, 500-P, 501-P, 502-P, 503-P

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Design & access statement, (433-)100-E, 101-E, 200-E, 300-P, 101-P, 200-P, 300-P, 302-P, 303-P, 304-P, 500-P, 501-P, 502-P, 503-P.

Reason:

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

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

DECISION

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

David Joyce
Director of Regeneration and Planning

DRAFT

DECISION