



PLANNING STATEMENT

41 ARLINGTON ROAD

DECEMBER 2018

Ms A Mitchell

41 Arlington Road, London, NW1 7ES

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1 Introduction

1.1 This Planning Statement has been prepared by Quod on behalf of Ms A Mitchell (“the Applicant”) in support of a part-retrospective application for Full Planning Permission and listed building consent at 41 Arlington Road, London, NW1 7ES (“the Site”).

1.2 Specifically, the application is submitted in respect of the following development:

“Part retrospective application for internal refurbishment and external alterations including installation of window bars, replacement front door, repair and render of front elevation, replacement rear window; installation of grate in rear courtyard and installation of ventilation extractors.”

1.3 The Site is a Grade II listed dwellinghouse which is located within Camden Town Conservation Area. The Site is subject to an extant Planning Permission and listed building consent for internal refurbishment and several external alterations (Ref No 2017/4350/P & 2017/4919/L).

1.4 Following commencement of these consented works, it has been brought to the Applicant’s attention by London Borough of Camden (“the Council”) that some minor works have been undertaken without the benefit of listed building consent.

1.5 This application seeks to regularise these works and proposes a small number of additional alterations, including internal refurbishment.

1.6 The works that are proposed, as well those which have already been undertaken, are considered to be relatively minor in nature and would preserve and enhance the character of the listed building and the wider conservation area.

1.7 Pre-application discussions have taken place with the Council’s planning, enforcement and conservation officers during which the principle and scope of the application has been agreed.

1.8 The rest of this Planning Statement is structured as follows:

- Section 2 details the site and surrounding area;
- Section 3 explains the factual background of the site, including planning history and previous engagement with the Council;
- Section 4 provides a description of the proposals;
- Section 5 summarises the relevant planning policy framework within which the application should be assessed;
- Section 6 assesses the proposals against the key planning considerations; and
- Section 7 identifies the key conclusions.

2 Site & Surrounding Area

- 2.1 The Site comprises a three-storey terraced property with basement and rear garden and is currently in use as a single family dwellinghouse. It is situated within the London Borough of Camden, on the west side of Arlington Road, close to the junction with Mornington Street.
- 2.2 The property forms part of an early Victorian terrace which was constructed around 1840 and which is built of stock brick with rendered ground floors, basements and parapets. The Site and the neighbouring properties are Grade II Listed under List Entry No 1244687. The supporting Heritage Statement provides a detailed description of the Listing and its significance.
- 2.3 The property has been subject to large-scale alterations over the years, the most notable being the large single storey rear extension which was constructed in around 1970. It is also understood that the property was converted into two maisonettes in 1976 and returned to a single dwellinghouse at some point after this date. As a result of these alterations, much of the internal historic fabric has been lost.
- 2.4 The Site is located within Camden Town Conservation Area and the immediate surrounding area is characterised by residential properties with large rear gardens to the west and commercial development to the east. The Site is well connected in terms of access with Mornington Crescent underground station a short walk away to the south east.

3 Factual Background

Planning History

- 3.1 The following planning history is considered relevant to the application Site.

APPLICATION REF NO	DESCRIPTION OF DEVELOPMENT	DECISION DATE	DECISION
2017/4350/P & 2017/4919/L	Demolition and rebuilding of single storey rear first floor conservatory; replacement of 2 x non-original rear windows at ground and lower ground level; replacement of fenestration and 1 x new rooflight to single storey rear extension; landscaping works including removal of 1 x birch tree and 1 x apple tree and replacement with 3 x fruit trees.	22/11/2017	Approved
2011/5762/L	Installation of roof light to ground floor rear extension of house (Class C3).	31/01/2012	Approved
2005/3628/P & 2005/3629/L	Installation of new external steel stairs from front basement area to street level and insertion of gate in existing front railings and addition of metal gate to existing basement vault entrance.	14/11/2005	Refused
22347	Change of use to two self-contained maisonettes, including works of conversion, enlargement of front basement sash window and rebuilding part of front elevation.	04/06/1976	Approved
5307	The erection of a single storey addition at the rear of the ground floor at 41 Arlington Road, Camden.	26/06/1968	Refused

Pre-application Engagement

- 3.2 Construction work associated with permission Ref No 2017/4350/P and consent Ref No 2017/4919/L commenced at the property in April 2017. On 30 August 2018, it is understood that an email was received by the Applicant on from a Council Enforcement officer which alleged that there had been possible breaches of planning regulation at the Site.
- 3.3 The email highlighted in particular the rendering of the chimney stack which was visible from the street. The Applicant was advised that all works should cease at the property and that a site visit should be arranged so that the property could be inspected. The Applicant has confirmed that following the receipt of the correspondence from the Council all further works were ceased.
- 3.4 A site visit was undertaken on the afternoon of 30 August 2018 by a Council Enforcement Officer. During the visit, the Officer raised concerns that some works to the property had been undertaken without the

benefit of listed building consent and as such were unauthorised. This included the aforementioned works to the chimney, which had been rendered in error by the Applicant's builders.

- 3.5 In response to this engagement with the Council, the Applicant acted immediately and proactively, assembling a full consultant team in order to reach an appropriate resolution. A full audit of all the works undertaken at the Site was completed to ascertain those which had been carried out lawfully and those which had been carried out without the relevant consents.
- 3.6 In respect of the chimney, the Council's conservation officer requested that a method statement be produced so that an appropriate approach to rectifying the unauthorised works could be agreed. A method statement was prepared by the Applicant with advice from Alan Baxter Heritage Consultants and was agreed to by the Council in principle on 27 September 2018, subject to an inspection taking place prior to the works being undertaken.
- 3.7 This site visit took place on 18 October 2018. Attendees were the Applicant, the Council's conservation officer, and representatives from Quod and Alan Baxter. During the site visit, the chimney was inspected, and it was agreed that the render should be removed, and the brickwork repaired in-line with the Method Statement.
- 3.8 A comprehensive review of all works that had been undertaken at the Site to date was also carried out to ascertain those which were lawful and those which were not. It was agreed that no further action was required in respect of the majority of works as they either already had the relevant consents or didn't require further consents to be obtained.
- 3.9 However, in respect of the minor works which had been undertaken unlawfully, it was agreed that a retrospective application for Listed Building Consent should be submitted to regularise the unauthorised works which had been undertaken in error.
- 3.10 A number of proposed works were also discussed during the site visit and the principle of these was agreed, as well as the details which would be required to be submitted.
- 3.11 The Council confirmed this approach in an email to Quod dated 28 November 2018. The Council also agreed that some specific limited works could lawfully commence at the property, including the removal of the render from the chimney.
- 3.12 This application therefore seeks to regularise the works which have been undertaken at the property without the benefit of the relevant consents and seeks Planning Permission and listed building consent for a small number of additional works are proposed.

4 Proposals

- 4.1 A detailed description of the internal and external alterations is provided within this section, along with references to relevant plans, photographs and method statements.
- 4.2 As outlined in Section 3, whilst the majority of the works are proposed, a small number of works have already been undertaken. These are differentiated as either 'proposed' or 'retrospective' for each individual element.
- 4.3 Overall, the proposals represent modest refurbishment and alteration of the property and seek to provide upgraded living accommodation with improved security and safety, whilst protecting and enhancing the heritage value of the property.

Lower Ground Floor

1. Installation of security bars to the windows at basement level (Proposed)

- 4.4 To improve security at the property it is proposed to install external security bars to the lower ground floor window at the front of the property. It is noted that window bars are installed on the windows of numerous properties along the Arlington Road and the surrounding streets, and all feature varying designs and fixing methods.
- 4.5 Pre-application discussions have taken place with the Council's conservation officer who has advised that a sensitive solution should be sought with a limited number of fixings. It has also been recommended that proposal should include consideration for the method of cleaning the windows with the window bars in situ.
- 4.6 A sensitive design has therefore been selected with this advice in mind, comprising vertical bars and only one central horizontal bar to reduce visual impact, within a surrounding lightweight frame. In terms of materials, the bars will be made from metal which will be painted white to blend in with the existing window. The frame will also be painted to ensure it matches the existing render.
- 4.7 It is proposed that the frame is fixed into the window alcove with appropriate fittings which are flush to the frame surface. The maximum number of fixings will be limited to six in order to reduce any impact on the historic fabric of the building.
- 4.8 The bars have been designed to ensure that they are spaced with equate room to allow cleaning and maintenance of the window to be undertaken without the need to remove the bars.
- 4.9 Please refer to photograph Ref No 1.1 and drawing Ref No 99-802 and 99-31 for further details.

2. Repair and render of vaults (Proposed)

- 4.10 To the front of the property there are two former coal vaults at basement level, one accessed externally from the lightwell and the other accessed from the hallway which leads to the lightwell. Both are showing signs of damage, are not water-tight, and are in need of repair.
- 4.11 In the external vault there is some existing damp proofing in situ. It is proposed to repair any areas that have been damaged with waterproof koster renovation plaster. The walls and floor will then be painted with non-blistering paint. An electric extractor will also be installed to the door, to aide the removal of moisture from the vault.

- 4.12 The internal vault was discovered by builders during the renovation works. It is proposed to repair the damaged brick archway over the entrance to the vault with materials to match existing. Within the vault area, a reinforcement material will be added to the walls and ceiling before plastering and painting.
- 4.13 Please refer to photographs 2.1 and 2.2 and the accompanying 'Method Statement; render and waterproofing to vault area' which provides further information in respect of the works that are proposed to be carried out.

Ground Floor

3. Alterations to relocated doorway (Retrospective)

- 4.14 Application Ref No 2017/4919/L provided consent for the repositioning of the doorway connecting the ground floor hallway with the modern kitchen area. A replacement door and frame were also consented, details of which are currently being considered under an application (Ref No 2018/5488/L) to discharge Condition 4 attached to 2017/4919/L.
- 4.15 Whilst the consented works to the doorway were being undertaken, its positioning was adjusted slightly. This involved removing a small area of non-original wall adjacent to the banisters and re-instating a small area of wall opposite. This minor adjustment has resulted in the position of the doorway not being entirely in accordance with the approved plans. It is not considered that this slight repositioning will have any impact on the listed building, but the amendment is included within this application for completeness.
- 4.16 Please refer to drawing Ref No 99-112 and photograph Ref No 3.1 and 3.2 for further details.

4. Cleaning up of steel (Retrospective)

- 4.17 A steel support is positioned above the entrance into the extended kitchen area. During the refurbishment works it was identified that this steel was showing signs of rust and was poorly supported. As such, cleaning and repair works were undertaken to protect the steel from further damage.
- 4.18 The accompanying 'Method Statement; steel repair maintenance' provides further information in respect of the repair works that were carried out.

5. Removal of hallway door (Retrospective)

- 4.19 A non-original door and frame was positioned between the entrance hallway and the landing on the ground floor. Both the door and frame have been removed as part of the refurbishment works. As the door and frame were not original features, their removal is considered to be beneficial to the heritage value of the property.
- 4.20 Please refer to drawing Ref No 99-112 and photograph Ref No 5.1 – 5.5.

6. Underfloor heating (Proposed)

- 4.21 It is proposed to install underfloor heating in the kitchen and dining area, as well as in the conservatory within the modern extension. These areas of the house date back to the 1970s and are not considered to be of heritage significance.
- 4.22 A Maincor underfloor heating system is proposed, full details of which can be found in the accompanying 'Maincor brochure'. The method of installation will comprise the laying of an 18mm board layer into which pipes will be installed. A smoothing layer of levelling or smoothing compound will then be applied to fill

some of the voids and spread the heat. Following this, new wood flooring will be glued to the overlay boards.

- 4.23 As these areas are modern additions to the property, it is not considered that the proposed underfloor heating will have any impact on the significance of the Listed Building.
- 4.24 Please refer to drawing Ref No 69-702 and 69-703 and the Maincor brochure for further details.

7. Installation of kitchen extractor (Proposed)

- 4.25 The extant consent includes the renovation of the modern extension to provide a kitchen / dining area. As part of these works, a kitchen extractor is to be fitted, which requires a ventilation flue to be installed externally on the roof to assist with mechanical ventilation.
- 4.26 This proposed flue, comprises a roof cowl with 150mm diameter ventilation, an example of which is provided below. Following advice received from the conservation officer in an email dated 22 November 2018, the cowl will be painted dark grey in order to blend in with the roof.



Figure 1: Proposed roof cowl

- 4.27 In terms of location as identified on drawing Ref No 69-702, the conservation officer noted that the flue should be '*tucked closer to the rear elevation so that it would be less visible.*' The Applicant's builders have reviewed this recommendation and have advised that in order to get the kitchen extractor point against the rear elevation of the house, it would involve cutting pieces out of the existing coping stone, as well as damaging the timber that is in the ceiling.
- 4.28 They have also noted that in this location it would be highly visible from the neighbouring roof terrace (No. 39) which could result in an impact on their outlook.
- 4.29 The builders have therefore advised that the preferred location would be towards the centre of the roof, situated between the edge of the coping stones and the rooflight as proposed. The vent point would be made very low (under 300mm) and as the coping stones and the rooflight are both raised, it would be virtually invisible to the neighbours on both sides. It is therefore considered that this positioning will reduce any detrimental impact of the flue on visual amenity and to the listed building itself.
- 4.30 Please refer to drawing Ref No 69-702 and photograph Ref No 7.1 for further details.

8. Alarm and Video Entry System (Proposed)

- 4.31 To improve security at the property, an intruder alarm system and a video entry system are proposed to be installed at the property.

- 4.32 The proposed video entry system is the Quadra range of the Comelit brand. The external unit is (h) 195mm (w) 95mm (d) 23mm and would be installed inside the jamb of the front door at approximately 1400mm above ground level at the entrance threshold.
- 4.33 Internally, a hands-free video monitor ("Mini" model by Comelit) will be fitted. The internal unit measures (h) 160mm (w) 115mm (d) 22mm.
- 4.34 The intruder alarm system comprises an external siren measuring 273 x 230 x 64mm. This will be fitted to the wall in the front light well, concealed below the existing gas meter. The internal units comprise a control panel, keypad and sensors which will be positioned within the house in a discreet manner to minimise visual impact.
- 4.35 It is considered that the improved security that are provided by the alarm and video entry system justify any small visual impact they may have.
- 4.36 Please refer to drawing Ref No 99-111 and 69-401, as well as the accompanying 'Comelit' Brochure for further details.

9. Replacement Front Door (Proposed)

- 4.37 The existing front door and doorframe are showing significant signs of damage and the repairs that have been undertaken by previous occupiers are unsatisfactory. The hinges have also been put on the inside of the property, rather than being properly affixed to the frame. At present, the door therefore poses a significant security and safety risk.
- 4.38 As such, it is proposed to replace the front door as well as part of the door frame. This like-for-like replacement will improve security at the property and enhance the appearance of the front elevation.
- 4.39 Please refer to drawing Ref No 99-301 and 99-800 and photograph Ref No 9.1 – 9.5 for further details.

First Floor

10. Alterations to master bedroom door (Proposed)

- 4.40 Consent Ref No 2017/4919/L approved the creation of a new doorway between the master bedroom and the adjacent en-suite bathroom on the first floor. The approved plans identify the new door as being fitted to the newly created walls within the bathroom. However, it is now proposed to fit the door onto the newly created opening within the master bedroom instead.
- 4.41 The door will still swing towards the bathroom as consented and its appearance will replicate the current bedroom entry door. A matching architrave will also be installed to be in-keeping with the listed building.
- 4.42 Please refer to drawing Ref No 99-113 for further details.

11. Replacement Stair Window (Proposed)

- 4.43 The existing fixed first floor stair window is not original, and its opening is likely to have been formed to allow the creation of the conservatory. It is proposed to install a replacement double glazed window in its place which is openable to improve ventilation at the property.
- 4.44 The proposed casement window is of a traditional appearance and is to be installed within the existing opening so that there will be no loss of historic fabric. It is noted that since there are no other windows of

this type on neighbouring houses there is no 'correct' type. As such, it is not considered to cause any harm to the listed building or the conservation area.

4.45 Please refer to drawing Ref No 99-301 and 99-801 and photograph Ref No 11.1 and 11.2 for further details.

Second Floor

12. Replacement beams (Retrospective)

4.46 During the refurbishment works at the property, it was identified that there were structural weaknesses in the roof. The advice of a structural engineer was sought who recommended that a steel was inserted under the ceiling joists on the second floor and that new timbers attached to the original ridge beam. These works have been undertaken in order to protect the integrity of the property.

4.47 Please refer to drawing Ref No 99-114 and the accompanying 'Method Statement; roof steel install' for further details.

Other

13. Electrics (Retrospective)

4.48 As part of the refurbishment and upgrading works, new electrics and service runs have been installed throughout the house to replace the existing which were unsafe and no longer fit for purpose.

4.49 The works undertaken include the re-wiring of the existing spotlights which had been installed throughout the property by previous occupiers of the property. In addition, replacement recesses have been cut to substitute the pre-existing spotlights in the utility room, second floor back bedroom and rear reception room. A small number of additional spotlights have also been fitted by the Applicant, but these are limited to the kitchen and bathrooms.

4.50 In response to advice from the conservation officer, the newly added spotlights are not seen from public views. Furthermore, no spotlights have been installed within original ceilings, only within plasterboard or the new dropped ceilings so there is no loss of historic fabric associated with their installation. As such, it is not considered that these limited additions cause any harm to the listed building.

4.51 Please refer to drawing Ref No 69-400 – 404 and 'Method Statement; mechanical runs' for further details.

14. Wooden Flooring (Proposed)

4.52 The existing flooring in the house is largely non-original and where original floorboards are present, these are in an unsafe condition, both in terms of their depth and the amount of splintering across the surface. As part of the refurbishment of the property it is therefore proposed to install new flooring over the existing flooring on all levels.

4.53 Painted tongue & groove floorboards are proposed in the master bedroom on the first floor, and all of the second floor with the exception of the bathroom. Engineered oak floorboards are proposed in the entrance hallway, including landing, the reception rooms on the ground floor, the kitchen, the stairs from the hallway to the lower ground floor, including the landing outside kitchen, the lower ground floor hallway and landing and the lower ground floor playroom.

4.54 There are existing hearth stones on the ground and first floors and it is not known whether these are original features. Notwithstanding this, as advised by the conservation officer during the site visit on the 18 October

2018, the flooring in these locations will be installed in a reversible manner so that the hearth stones and existing floorboards will remain unaffected underneath.

4.55 Please refer to 'Method Statement; flooring' for further details.

15. Repair & re-render front elevation (Proposed)

4.56 The rendering on the front elevation of the house and within the front lightwell is damaged and in need of repair. It is therefore proposed to re-render and re-paint the front elevation and lightwell. This will improve the appearance of the listed building and the wider conservation area.

4.57 Please refer to drawing Ref No 99-301 and photograph Ref No 15.1 for further details.

16. Installation of boiler extractor

4.58 As part of the refurbishment works a new boiler extractor is required to be fitted to be in compliance with Building Regulations. The extractor vent needs to be installed externally within the front lightwell to assist with ventilation.

4.59 The conservation officer has reviewed the proposals and recommended that the builder explore whether the extractor could exit through the pitched roof of the lower ground floor, rather than through the wall. The Applicant's builder has reviewed this option and advised that as the roof is of solid structure (slate and stone) and tiled with porcelain tiles, an unorthodox method would have to be employed to fit the vent unless the whole roof covering were to be replaced. There is also a risk with this option that the integrity of the existing roof would be compromised by the works.

4.60 As such, it is proposed that the extractor exit the building as originally proposed, from a similar position to where the previous extractor was located within the front lightwell. Changes to Building Regulations mean that the position cannot be exactly as the previous one and as such, it is required to be slightly higher.

4.61 The flue will be installed through the brick masonry wall between the existing lightwell door and the electricity box, under the pitched roof, then up vertically to above pavement level. It will incorporate a plume kit to avoid nuisance vapour to the area and will be similar in appearance to the example below.



Figure 2: Proposed ventilation flue

4.62 As the new extractor flue is replacing a previously existing flue, it is not considered that this proposal will cause any more harm to the listed building or the conservation area than the existing.

4.63 Please refer to photograph Ref No 16.1 for further details.

17. Repair hole from former extractor fan (Proposed)

4.64 As outlined above, an extractor fan has been removed from the wall next to the door which leads to the front lightwell. A hole has been left in the wall which has been part repaired. It has been agreed with the conservation officer that this repair will be completed and then the area will be re-rendered to match the rest of the wall. This will enhance the appearance of the front elevation.

4.65 Please refer to photograph Ref No 17.1 for further details.

18. Replacement door furniture (Proposed)

4.66 It is proposed to replace the non-original door furniture on the internal doors with chrome fixtures. The selected product is likely to be Heritage Brass Richmond round style mortice door knobs in satin chrome. The existing doors and fixings are non-original, so it is considered that these high-quality replacements will enhance the appearance of the property.

4.67 Please refer to photograph Ref No 18.1 for further details.

19. Installation of grate (Proposed)

4.68 Within the rear courtyard there is an existing 2-3 foot drop in an otherwise flat surface. This currently presents a health and safety hazard as there is no warning of its presence. It is therefore proposed to install a covering across this drop. The proposed grate will have minimal fixings and will not be fixed to the building. The grate will be openable and made from galvanised metal. This levelling of the courtyard will not only rectify this hazard but will also improve its appearance.

4.69 Please refer to drawing Ref No 99-111 and 99-810 for further details.

20. Skirting board infills (Proposed)

4.70 The existing skirting boards within the property are largely unoriginal and where original boards are present there are areas which are damaged beyond repair. There are also holes within the skirting boards where plugs were located but have now been removed to enable compliance with Building Regulations. It is proposed to insert timber infills to these areas of skirting board to fill the gaps.

4.71 Please refer to 'Method Statement; skirting timber repairs' for further details.

5 Relevant Planning Policy

- 5.1 This section provides a summary of relevant adopted and emerging planning policy and guidance at national, regional and local levels.

Development Plan

- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

- 5.3 The Development Plan for the Site comprises the following documents:

- The London Plan (2016); and
- London Borough of Camden Local Plan (2017).

London Plan

- 5.4 Chapter 7 of the London Plan deals with the Capital's living spaces and places, including the historic environment and landscapes. Policy 7.4 (Local Character) states that proposals to buildings should provide a high-quality response that is informed by the surrounding historic environment.
- 5.5 Policy 7.8 (Heritage Assets and Archaeology) requires development to identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. In addition, development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 5.6 Policy 7.9 (Heritage-led regeneration) requires that wherever possible heritage assets should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.
- 5.7 In respect of amenity, Policy 7.6 (Architecture) states that buildings should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.

London Borough of Camden Local Plan

- 5.8 Policy D1 (Design) of the Local Plan states that the Council will seek to secure high quality design in development and as such, will require that development respects local context and character, as well as preserving or enhancing the historic environment and heritage assets in accordance with Policy D2.
- 5.9 Policy D2 (Heritage) advises that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. In respect of conservation areas, the Council will require that development preserves or, where possible, enhances the character or appearance of the area.
- 5.10 In order to preserve or enhance the borough's listed buildings, the Council will resist alterations and extensions where this would cause harm to the special architectural and historic interest of the building, as well as resisting development that would cause harm to the significance of a listed building through an effect on its setting.

- 5.11 With regards to amenity, Policy A1 (Managing the impact of development) states that the Council will seek to protect the quality of life of occupiers and neighbours by considering factors such as visual privacy and outlook.

Material Considerations

- 5.12 Material considerations applicable to the Site comprise the National Planning Policy Framework (NPPF) (2018) (and National planning Practice Guidance), the emerging New London Plan (2018), Supplementary Planning Guidance including Camden Planning Guidance (CPG): Design (2018), CPG: Amenity (2018) and Camden Town Conservation Area Statement (2007).

NPPF

- 5.13 Paragraph 189 of the NPPF requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.14 Paragraph 192 states that in determining applications affecting heritage assets, local planning authorities should take account of: *'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness'*.

New London Plan

- 5.15 The principles of the relevant policies (Policy HC1 (Heritage conservation and growth) and Policy D1 (London's form and characteristics)) within the emerging London Plan remain as per the policies within the adopted London Plan.

CPG Design

- 5.16 CPG Design advocates excellence in design and advises that applications should consider the context of a development and its surrounding area, the design of the building itself, the use of the building, and the materials used.
- 5.17 Chapter 3 of the SPG deals with heritage assets. It is noted that Camden has a rich architectural heritage and the Council have a responsibility to preserve, and where possible, enhance these areas and buildings. As such, development within conservation areas will only be permitted where it preserves and enhances the character and appearance of the area.
- 5.18 In respect of listed buildings, paragraph 3.22 recognises that the Council have a statutory requirement to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.19 Paragraph 3.23 states that the Council expect: *'original or historic features to be retained and repairs to be in matching material'*. In addition, proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them. However, it is also noted that historic buildings can and should address sustainability and accessibility (page 3).

- 5.20 It is noted at paragraph 3.24 that applications for listed building consent should be fully justified and should demonstrate how proposals would affect the significance of a listed building and why the works or changes are desirable or necessary.

CPG Amenity

- 5.21 CPG Amenity provides information on key amenity issues within the borough. Outlook is described the visual amenity enjoyed by occupants when looking out of their windows or from their garden. In respect of protecting outlook, paragraph 2.13 notes that any unpleasant features should be screened if possible.

Camden Town Conservation Area Appraisal

- 5.22 The management strategy included within Part 2 of the Appraisal provides the Council's approach to development and alterations which impact on the Camden Town Conservation Area. In respect of new development, the strategy states that '*high quality design and high quality execution will be required*'. It is also noted that the Council will expect the historic details which are an essential part of the special character of Camden Town Conservation Area to be '*preserved, repaired and reinstated where appropriate*'.

Summary

- 5.23 In light of the above, we consider that the key policy tests which are applicable to the Site are the impact of the proposals on the listed building and its setting, as well as Camden Town Conservation Area. The proposals will be required to preserve or where possible, enhance, the character and appearance of both the listed building and the conservation area. In addition, the impact of the proposals on neighbouring amenity will need to be assessed.

6 Planning Considerations

- 6.1 The key planning considerations of relevance to the application are design and heritage, specifically, the impact of the proposals on the character and appearance of the host listed building and wider conservation area, and the impact of the proposals on the amenity of neighbouring residents. These considerations are dealt with in turn below.

Design & Heritage

Internal Works

- 6.2 The modest internal works present an opportunity to improve the living accommodation and the appearance of the listed building.
- 6.3 The repositioning of the doorway by the kitchen area is a slight adjustment to that which was consented under Ref No 2017/4919/L. As the doorframe is not original and forms the entrance to the modern extension, it is not considered to have any impact on the significance of the listed building.
- 6.4 The removal of the non-original door and frame in the ground floor hallway is considered to be of a positive impact to the listed building as its removal restores the historic form.
- 6.5 The installation of underfloor heating affects only the modern extension of the property and as such, is not considered to have any heritage impact. Furthermore, this addition will greatly improve sustainability at the property.
- 6.6 The slight repositioning of the swing door from the master bedroom to the en-suite consented under Ref No 2017/4919/L is not considered to cause any harm to the heritage of the building. The door and additional architrave will match the existing bedroom door and will therefore be a positive improvement to the character of the house.
- 6.7 The other repair works, including the cleaning up of the steel above the kitchen entrance and the addition of timber and metal beams in the roof are considered to strengthen the existing structure and allow for the retention of the existing historic fabric.
- 6.8 The electrical improvements which have been made to the building replace the unsafe existing services and are in line with Building Regulations. Where replacement openings have been cut for the existing spotlights, these are within modern plasterboard ceilings so there is no loss of historic fabric. This is also the case for the small number of new spotlights which have been introduced. None of the new spotlights are visible from public views, mitigating any visual impact.
- 6.9 New high quality flooring is proposed throughout the house which will improve safety and appearance. These will be installed over the original floorboards and hearths to ensure that there is no impact on the historic fabric.
- 6.10 Similarly, the proposed repairs to the existing skirting boards, as well as the replacement of non-original door furniture with that of a traditional style, will enhance the appearance of the listed building.
- 6.11 In line with paragraph 189 of the NPPF, a Heritage Assessment undertaken by Alan Baxter Heritage Consultants has been submitted in support of the application which describes the significance of the listed building and assesses the heritage impact of the proposals.

- 6.12 This Impact Assessment looked in detail at the proposed designs and confirms that all internal works will have either a neutral or beneficial impact on the significance of the listed building and character of the conservation area.
- 6.13 The overall conclusion of the Heritage Statement is that the proposals are positive; they will enhance the appearance and historic character of the listed building and improve the character and appearance of the Camden Town Conservation Area.
- 6.14 As such, the modest internal refurbishment works are considered to be in line with Policy 7.8 and 7.9 of the London Plan, and Policy D1 and D2 of the Local Plan as well as all relevant material considerations. Furthermore, the proposals are of a high quality and appropriate design in accordance with London Plan Policy 7.4 and Local Plan Policy D1.

External Works

- 6.15 The proposed window bars will increase security at the site and have been designed in a sympathetic manner, with minimal horizontal bars and fixings to reduce any visual or physical impact to the listed building. They are to be painted to match their surroundings in order to further minimise any visual impact. The proposed bars are also consistent with the appearance of numerous others along Arlington Road.
- 6.16 The repair and refurbishment work to the front elevation and lightwell, including the replacement front door will not only increase the security of the property but also greatly improve the appearance of the building and the surrounding conservation area.
- 6.17 In respect of the proposed vents, a variety of extraction points have been installed at properties along Arlington Road so the principle of this type of alteration is considered to already be established. The positioning of both the boiler and kitchen vent has been carefully considered to ensure that any visual impact is minimised, this includes using materials of the same colour as their surroundings and limiting the loss of historic fabric as far as possible.
- 6.18 The installation of the alarm and video entry system is required to improve the security of the property. The discreet design and proposed location of the video entry panel inside the door frame minimise its visual impact. The proposed location of the alarm siren beneath the existing electricity box in the front lightwell also ensures there is no visual impact.
- 6.19 The new casement window on the stairway is proposed to improve ventilation within the property. The new window will replace a non-original window and as such it is not possible to restore the original appearance of the rear elevation. However, the traditional design which is proposed is considered to be appropriate within the heritage context and will not cause any harm to the appearance of the rear elevation. The proposed window will also be fitted within the existing opening to ensure that no historic fabric is lost. The proposed double glazing will be imperceptible from neighbouring gardens and so will not harm the conservation area. Furthermore, the double glazing will greatly improve the sustainability of the building.
- 6.20 The proposed grate is required to mitigate the health and safety risk which currently exists within the rear courtyard. Its installation will level out the uneven ground and as such will improve the appearance of the setting. The grate will not be fitted to the listed building itself so no historic fabric will be lost.
- 6.21 The supporting Impact Assessment confirms that all external works will have either a neutral or beneficial impact on the significance of the listed building and character of the conservation area.

- 6.22 The overall conclusion of the Heritage Statement is that the proposals are positive; they will enhance the appearance and historic character of the listed building and improve the character and appearance of the Camden Town Conservation Area.
- 6.23 As such, the external alterations are considered to be in line with Policy 7.8 and 7.9 of the London Plan, and Policy D1 and D2 of the Local Plan as well as all relevant material considerations. Furthermore, the proposals are of a high quality design which responds to the local context in accordance with London Plan Policy 7.4 and Local Plan Policy D1.

Amenity

- 6.24 Due to their location within the property, it is not considered that the internal works will have any impact on the amenity of neighbouring residents.
- 6.25 In respect of the external works, the majority are also not visible from neighbouring properties and as such, will not have any detrimental impact on their amenity. For example, the proposed window bars and boiler vent are positioned within the basement lightwell and will therefore be hidden from neighbouring views.
- 6.26 The kitchen extractor vent proposed on the roof of the modern extension has been carefully positioned so that it will be largely concealed by the adjacent raised coping stones and rooflight. This will minimise any impact that the proposal has on the visual amenity of neighbouring properties.
- 6.27 The proposed improvements to the front elevation, including repairs and repainting, as well as the replacement of the front door will greatly improve the outlook of neighbouring properties.
- 6.28 It is therefore considered that the proposals protect the amenity of neighbouring residents in accordance with Policy 7.6 of the London Plan and Policy A1 of the Local Plan.

7 Conclusions

- 7.1 This application seeks Planning Permission and listed building consent for proposed internal refurbishment and minor external alterations at the Site, as well as seeking to regularise a small number of works which have been undertaken without the benefit of the required consents.
- 7.2 Pre-application discussions have taken place with the Council's planning, enforcement and conservation officers to agree the principle and scope of the application.
- 7.3 Special regard has been given to preserving and enhancing both the listed building and the surrounding Camden Town Conservation Area. The supporting Heritage Statement confirms that the application proposals will enhance the appearance and historic character of the listed building and the character and appearance of the conservation area.
- 7.4 Furthermore, the design and positioning of the external works ensures that there is no detrimental impact on surrounding amenity.
- 7.5 It can therefore be concluded that the proposals are in accordance with national, regional and local planning policy, as well as all relevant material considerations, and should be approved without delay.

APPENDIX 1

PHOTOGRAPHS

1. Installation of security bars to the windows at basement level (Proposed)



Photograph 1.1 – Existing lower ground floor window

2. Repair and render of vaults (Proposed)



Photograph 1.2 – Newly discovered internal vault



Photograph 2.2 – Damaged entrance to newly discovered internal vault

3. Alterations to relocated doorway (Retrospective)



Photograph 3.1 – Relocated hallway doorway



Photograph 3.2 – Relocated hallway doorway

4. Cleaning up of steel (Retrospective) – N/A

5. Removal of hallway door (Retrospective)



Photograph 5.1 – Hallway door prior to removal



Photograph 5.2 – Hallway following removal of door



Photograph 5.3 – Hallway door prior to removal showing original cornice being uncovered



Photograph 5.4 - Showing hallway door mitred over original skirting which was corrected by removing the door

6. Underfloor heating (Proposed) – N/A

7. Installation of kitchen extractor (Proposed)



Photograph 7.1 – preferred location of extractor (purple) compared to alternative (green)

8. Alarm and Video Entry System (Proposed) – N/A

9. Replacement Front Door (Proposed)



Photograph 9.1 – Existing door



Photograph 9.2 – Existing door showing damage and poor repairs



Photograph 9.3 - Existing door showing damage and poor repairs



Photograph 9.4 – Existing door showing insecure hinges

10. Alterations to master bedroom door (Proposed) – N/A