

Conservation Area Advisory Committee

Advisory Committee	Camden Town
Application ref	2019/1417/P
Address	125 Arlington Road London NW1 7ET
Planning Officer	Obote Hope
Comments by	12 May 2019
Proposal	<p>Internal and external alteration to the front and rear elevation including replacement of the external staircase to the front elevation, excavation at basement level for a part single part two-storey rear extension with external patio area at basement level, new hard and soft landscaping arrangement at ground and lower ground floors and alteration to the rear boundary treatment.</p>
Objection	Yes
Observations	<p>We would comment that this is a very well documented application and should be seen as an exemplar for others in terms of recording of internal fabric, detailed construction drawings and level of information provided.</p> <p>We appreciate the proposed design of the rear extension at ground floor level which appears well proportioned, however we are concerned about the amount of glazing that will result in unacceptable levels of light pollution into the back gardens (especially with the side windows facing north and roof lights). Both rooflights adjacent to the rear facade also appear overly tall (the upper one being above the level of the stair landing window cill) and should be lowered to minimise the volume of the addition.</p> <p>Despite evidence of the original rear outshut being to the north side of the garden (and thus not obstructing the rear chimney breast which is a significant local feature of these smaller-dimensioned Arlington Road houses) the proposed extension is on the south side of the garden and therefore does obscure the chimneybreast fully at ground floor level thus causing some harm to the particular character of the rear elevations.</p>

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Whilst we understand that siting the extension here enables overshadowing to the neighbour to the north to be minimised (no. 127), it also has the unfortunate effect of creating a very enclosed canyon-like space to the small garden of the neighbouring house to the south (123) which already suffers from a large extension to its' south (at 121).

We suggest that the basement level is given a lower ceiling height internally (or excavated lower), so that the ground floor element can be lowered commensurately to minimise the height and bulk of the proposed rear dining room. Currently the dining room is shown two steps up from the existing internal ground floor level.

Internally we object to the opening cut into the existing chimney breast. The opening at 135 should not be utilised as a precedent for this.

Documents attached

No details entered

About this form

Issued by	Contact Camden 5 Pancras Square London N1C 4AG
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