

The
Heritage
Practice

10 Bloomsbury Way, London WC1A 2SL
+44 (0)20 3871 2951
www.theheritagepractice.com
info@theheritagepractice.com

Grounds of Appeal
No. 133 Arlington Road, London, NW1 7ET
April 2019

LB Camden Planning Reference: P/2019/0229/L and
P/2018/6141/P

No. 133 Arlington Road,
London, NW1 7ET

Grounds of Appeal

On behalf of Ms Masha Feigleman
and Mr Grant Parkinson

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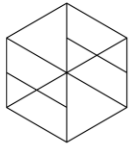
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1 Introduction

1.1 The Heritage Practice has been instructed to lodge an appeal on behalf of Ms Masha Feigleman and Mr Grant Parkinson (the Appellant) against the London Borough of Camden's (LB Camden) refusal of planning permission (planning application reference 2019/6141/P) and listed building consent (planning application reference 2019/0229/L) for a ground floor rear extension.

1.2 The key considerations associated with this appeal relate to the historic environment and principally to the effect of the appeal scheme on the significance of the grade II listed no. 133 Arlington Road and the Camden Town Conservation Area. It is the appellants' case that the appeal scheme would not cause harm to the significance of designated heritage assets as asserted by LB Camden.

2 The refused scheme

2.1 The refused scheme involved the provision of a 12sqm ground floor extension. The refused extension was designed as a lightweight, glazed addition to the existing building. The position, size and scale of the ground floor rear extension were determined through discussions with LB Camden prior to the submission of the application (see Appendix A for timetable of correspondence/meetings with LB Camden).

2.2 The extension of listed buildings through the use of a lightweight glazed extension is common and well established practice and there are numerous examples in Camden and across London of extensions that have adopted this approach. Examples of these are provided in Appendix E. The benefit of such an extension is that the glazed extension is a contemporary interpretation of a conservatory – distinct from the original plan, external envelope and solidity of the host listed building. It does not create a solid element to the rear of the listed building but allows visual permeability through to the rear elevation from within the garden and through to

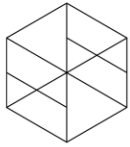
the garden from inside the house. It doesn't create an additional solid volume that would alter the sequence of rooms at ground floor but is clearly a distinct space material and in age that allows both the 'old' and the 'new' to be read clearly.

2.3 The refused scheme retains the solidity, fabric and appearance of the rear wall of the house – the proposed access is only via an existing door opening. The rear wall of the house in this location retains its brick finish ensuring the overall integrity of the rear elevation is retained.

2.4 The refused scheme comes at the end of a protracted application process with LB Camden which began in September 2017 (see Appendix A). At this time an application for the alteration and extension of the listed building was proposed (with extensions at lower ground and ground floor – application references 2017/4922/P and 2018/0497/L). After much discussion, where the ground floor extension was reduced in size and repositioned on the rear elevation in response to LB Camden feedback, the ground floor rear extension was removed from the scheme and the above applications were then approved on 20 November 2018.

2.5 New applications (the appeal scheme) were submitted on 17 January 2019 and refused on 22 March 2019. This application involved a ground floor rear extension. More than that it proposed a new window to the side to add emphasis to the location of the stair compartment (to be located between ground and lower ground floor). Further, the ground floor rear extension allows for the reinstatement of the traditional character and appearance of the ground floor rear room of the listed building, removing the fitted kitchen cupboards, reinstating the chimney breast and recesses and enhancing the legibility of the original house.

2.6 The consented scheme results in a rear elevation that is at odds with the traditional character of the house. The consented ground floor elevation (an incomplete composition following the removal of the ground floor rear



extension during the application process) leaves a non-original door and a substantial area of blank brick wall at ground floor level. This is atypical on a building of this type. Historically, there would have been a door leading to outside areas from the stair compartment (where the existing rear extension is located) with windows at lower ground and ground floor levels (as shown in the Heritage Appraisal (July 2018) at Appendix B.

2.7 Under the consented scheme, the lower ground floor window is removed and the doorway to the existing rear extension would be blocked and filled with brickwork to match the existing. This results in a slightly awkward appearance (an outcome driven by LB Camden). It is also evident that the rear elevation is not well preserved but has undergone alteration (as have many in the listed terrace due to its relatively late listing – see. 3.2).

2.8 Of course, there is already a rear extension between ground and lower ground floor levels that is of a similar proportion and scale to the refused scheme. This is discussed in more detail below in section 4 and in the December 2018 Heritage Statement. The existing ground floor extension, built in 1963, is of poor quality and its removal would benefit the listed building.

Reason for refusal

2.9 The single reason for refusal of the ground floor rear extension for the applications for both planning permission and listed building consent is as follows:

The proposed rear extension, by reason of the siting, of the detailed design, materials, scale, and visibility within the wider setting of the listed grade II terrace and the character and appearance of the conservation area, would be harmful to the historic significance of the listed building. It will exert an adverse impact on the historic plan form and spatial character and harm the character of the conservation area. The development is therefore considered contrary to

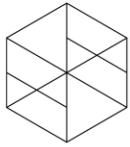
Policy D1 (Design) and Policy D2 (Heritage) of the Camden Local Plan 2017.

2.10 The appellant does not agree with the reasoning behind this reason for refusal or the comments made in the planning officer's delegated report. Section 4 sets out the appellants case on a number of points which are derived from the reason for refusal and the delegated report:

- Point 1: LB Camden's assessment of significance of the rear elevation is inaccurate.
- Point 2: The ground floor rear extension is not 'visually over-bearing and dominant.'
- Point 3: The ground floor rear extension is in keeping with the character of the existing building.
- Point 4: The ground floor rear extension would not be a 'very visible, highly lit occupied living space and not just a simple conservatory, which will detract from the character and appearance of the listed buildings and will impact on neighbouring visual amenity.'
- Point 5: The ground floor rear extension would not harm the listed building's plan form at ground level and the function of a kitchen would not be detrimental to the setting of heritage assets.
- Point 6: The principle of a ground floor rear extension was only considered unacceptable during the course of the appeal application.

2.11 Summary points are then made setting out:

- That no harm is caused to the historic significance of the listed building and that the historic plan form and spatial character of no. 133 would not be harmed;
- That the refused rear extension would not harm the character and appearance of the conservation area; and,



- The proposal would comply with Policies D1 and D2 of the Camden Local Plan and would be consistent with local decision making.

2.12 Section 4 takes into account the observations made in LB Camden's delegated report associated with the refused scheme and in correspondence sent by LB Camden during the course of the applications (Appendix A).

2.13 It should be noted that the Conservation Area Advisory Committee (CAAC) raised no objection to the appeal scheme stating that '*The proposed rear ground floor extension is not full width, nor overly large, and the house itself is a different pattern to others at the rear (this one has no rear mansard roof, but a taller brick butterfly parapet instead) - we therefore do not object to the ground floor extension.*' This is aligned with the appellant's own arguments in favour of the extension as set out in Appendices B and C.

2.14 No objections (on the grounds of amenity, visibility or any other aspect) from neighbours or other relevant parties were received on the proposed rear extension either during the course of the initial applications 2019/6141/P and 2019/0229/L (which included a ground floor rear extension for over 12 months) or during the course of the refused scheme.

3 No. 133 Arlington Road

3.1 A description of the existing building and its context is set out in Appendix B: Heritage Appraisal (July 2018), paragraphs 2.1-2.6. This document was prepared in support of the consented scheme that originally included a ground floor rear extension. The historic development of the building and its significance is also set out at Appendices B (paragraphs 2.17-2.17 and 2.18-2.28) and C (Page 3). These extracts should be read in conjunction with this grounds of appeal.

3.2 No. 133 forms part of a listed terrace that was added to the statutory list in 1999. The listed group includes nos. 101-145 Arlington Road (23 terraced houses). The list description reads as follows:

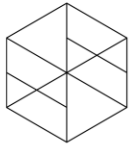
Terrace of 23 houses. 1840s. Stock brick with rendered ground floor and basement. Slate roof with party wall stacks. 2 windows wide with door to right, three storeys and basement. Nos 101-131 with rendered parapets, those to Nos 109-131 with mouldings. Channelled ground floor to Nos 101-107 with voussoir mouldings. All windows with small-pane glazing bar sashes, the upper floors set in moulded architrave surrounds and the ground floor round arched with margin-lights, that to No. 135 also round-arched but set under square head. Moulded doorcases with round-arched toplights under voussoirs, and all with panelled doors. No. 133 with decorated fanlights. No. 137 rebuilt in facsimile over first floor, with tie plates; Nos 101, 105 and 145 with mansard roof extensions not of special interest. INTERIORS not inspected. SUBSIDIARY FEATURES: all with attached railings to areas. An intact group of terraced houses, its special features little altered.

4 Grounds of Appeal

4.1 The following paragraphs sets out the Grounds of Appeal and why the appeal scheme should be allowed. This takes into account the reason for refusal and LB Camden's associated delegated report, with particular reference to the points noted in the reason for refusal.

POINT 1: LB Camden's assessment of significance of the rear elevation is inaccurate.

4.2 The delegated report describes no. 133 as a 'taller and wider' building setting out that it 'is an odd one in the set of listed buildings' and that it 'has a well preserved, robust rear elevation which contributes to the significance of the listed buildings in the group.' It goes on to say that 'its unique position in the group acting as a link to



the listed buildings on either side provides a strong reason that the rear elevation is preserved (or sustained) and enhanced.'

RESPONSE:

4.3 The significance of the listed building is set out in Appendix B and Appendix C. No. 133 is not a unique building in the listed terrace which runs from nos. 101-145 Arlington Road (odd). Nos. 101, 103, 105, 107 and no. 133 are all of a similar type and scale (and different in character to the other buildings in the listed group – as described in Appendices B and C, there are sub-groups within the listed terrace). The terraces immediately to the west on Albert Street (listed at the same time as those on Arlington Road) have a similar appearance – many have their valley roofs infilled and mansards added.

4.4 The rear elevation of no. 133 is a typical example of an 1840s terrace house, fairly prosaic in style (compared to the street elevation particularly) built in brick with an expressed valley roof. There are numerous other examples, including in the listed group, within the setting of no. 133. The rear elevation has been altered through the addition of a rear extension between ground floor and lower ground and the addition of a doorway to the ground floor rear room. It is not well preserved at the lower levels of the rear elevation (see 2.6 above). At ground level, the appearance of the listed building is not original and it is unclear as to why LB Camden expect this appearance to be 'preserved' or 'sustained.'

4.5 The delegated report asserts that the appeal building is significant as a link between two groups of buildings and suggests that this precludes the possibility of a ground floor rear extension. There is no formal composition or architectural detail that suggests any purposeful or significant link whatsoever across the rear elevation of this group or between no. 133 and its neighbours at no. 131 and no. 135 Arlington Road (the end buildings of two different groups).

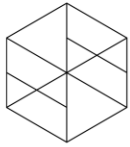
4.6 Historic England's *London Terrace Houses 1660-1860* notes on page 2 that

Georgian terraced housing often expressed consistency and while the overall effect was to create uniformity (as seen in the listed terraces principal elevation), 'slight differences in window or parapet height marked the boundaries between different builders.' Appendix B suggests this as a reason for the change in style and size at no. 133 Arlington Road – there is no especial compositional or design reason why the building is different to its immediate neighbours.

4.7 *London Terrace Houses* also notes that while there is architectural interest in the composition of individual buildings within listed terraces, the facades of individual buildings are 'subordinate' to the larger entity of the terrace (page 3). That is, the architectural interest of the whole is of greater significance than that of individual elements. The appeal building, which appears to represent the hand of a different builder to the rear, is therefore of less significance than the rear of the terrace as a whole. As set out at 4.4 and 4.16-4.19 the rear elevations of the terraces either side of no. 133 are considered to be of greater significance than that of the appeal building.

4.8 It would also follow that if the 'link', as identified by LB Camden as having importance, was significant then the legibility of that link across the three buildings should also be appreciated. That is, a link should be perceptible in the elevations of all buildings in order to understand their differences and related significance. No. 135 has a ground floor rear extension (criticised in the delegated report but approved by Camden in 2008) and an application for the extension at ground floor and lower ground floor to no. 131 is currently being determined. Pre-application advice in relation to no. 131 supported both a lower ground and ground floor extension (see Appendix D).

4.9 In addition to this, nos. 101, 103, 105, 107, 109, 111, 117, 119, 121 and 135 Arlington Road (all forming part of the listed group) all have rear extensions at ground floor and there are currently registered applications for nos. 125 and 131 Arlington Road in the process of being



determined by LB Camden. Rear extensions formed part of the terrace at the time of listing and continue to do so. The listed group was listed as an altered group of buildings and rear extensions form part of their character and appearance (nos. 101-107 (odd) which are similar to no. 133 have been extended for example).

4.10 It is unreasonable to prevent a ground floor extension to no. 133 in the above circumstances and when preventing an extension is based on the inaccurate assertion that the significance of the rear elevation of no. 133 is derived from its role as a link to two distinct but architecturally consistent listed groups.

4.11 If no. 133 were intended to have a linking role (which will only be seen in the context of altered neighbours if no. 131's ground floor extension is approved) between two groups and if this was so significant then it would be perceptible in the front elevation. There are examples of articulation across terraces of a similar period in order to create a palace front (even on a modest scale) or to offer some relief in an otherwise repetitive street frontage. There is no suggestion in the street elevation – arguably the principal elevation in the context of the listed terrace – that no. 133 has any linking role or purpose at all. The ground floor treatment and window proportions are the same as its neighbours, there is no projection forward, there is no detailed parapet or cornice treatment, it is simply at odds with its neighbours.

4.12 In the appellants' view, the building's significance is not derived from its role as a link building in the terrace (its significance is explained in Appendices B and C). It simply happens to be a building of a different form but related to others in the listed group through certain characteristics of its interior and its principal elevation to the street. The differences across the front and rear elevations of the listed group reflect inconsistency in their construction phasing, not any particular design intent. In any event, and as per guidance in *London Terrace Houses*, it is the greater architectural

composition that is of the greatest interest. When applied to the rear elevations, no. 133 is inconsistent in a rear elevation which is generally distinctive, rare and characterful.

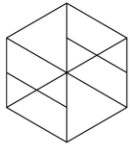
4.13 It is also our case that the rear elevation is fairly typical of houses of this type with nothing extraordinary in its overall composition. Conversely, those buildings adjoining either side of no. 133 have very distinctive and unusual rear elevations which are characterised by prominent flat chimney breasts and unusually expressed second floor/roof forms.'

4.14 The delegated report notes that the Camden Town Conservation Area Appraisal sets out that '*Within the Camden Town Conservation Area 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.*'

4.15 This extract of the appraisal relates to rear elevations which form part of a *pattern*, consistent with the overall design intent of groups of terraced housing which are usually consistent to the front and rear elevations. No. 133 does not form part of a pattern.

4.16 The groups of buildings either side of no. 133 do form a pattern and these are the buildings of rarity, interest and special architectural compositions. The repetition of detail across these groups is strikingly consistent and clearly the rear elevations of the neighbouring groups are of genuine significance (the consistency in detailing across the front and rear elevations are key considerations in the listing of terraces and in understanding their special interest).

4.17 It is perverse to suggest that the rear elevation of no. 133 cannot accommodate a ground floor extension on the basis of it being more significant than that of neighbouring properties (particularly when, at the time of



writing, the principle of lower ground floor and ground floor extensions at no. 131 Arlington Road has been supported).

4.18 The conservation area appraisal for Camden Town also notes that 'From Mornington Street northwards, the houses have a very distinct local roof form: behind the front parapet, the valley roof is hipped towards the back and continued in slate to form the top floor, with large chimney stacks on the rear elevation. This pattern gives rise to a characteristic and distinctive vertical emphasis, alternating with the slated mansards and long stair windows. Most roofs are intact and can be viewed from Mornington Street. Similar examples can be found at the rear of properties in Parkway, visible from Arlington Road.'

4.19 No. 133 is not of this type and does not form part of this pattern as identified above. To reiterate the point made in relation to *London Terrace Houses*, the value of the entity (i.e.) the group is greater than the value of individual houses architecturally and the most impressive sight along the rear elevation of the terrace is the consistency of the terraced groups either side of no. 133 Arlington Road as a whole. The rear elevations of these groups are more significant in the context of the terrace than that of no. 133.

POINT 2: The ground floor rear extension is not 'visually over-bearing and dominant.'

4.20 The delegated report notes that: '*The proposed extension appears visually over-bearing and dominant on the rear elevation. The bulk, mass and volume of the proposal affects the strong vertical emphasis of the building and undermines the significance of the rear elevation.*'

RESPONSE

4.21 The appeal building is taller and wider than those which adjoin it to the north and south. The rear elevation of the appeal building is c. 10.5m to the top of the parapet (with 9.2m to the bottom of the valley roof). Both measurements

are taken from garden level. The rear elevation is approximately a metre wider than the adjoining buildings which are c. 4.5m in width. It is therefore a taller and more substantial building than adjoining buildings – it is more similar in scale to nos. 101-107 of the listed terrace.

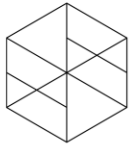
4.22 As explained above and in Appendices B and C, the physical qualities of the appeal building are different to the terraced groups either side. The delegated report takes wording from 2.20 of Appendix B out of context citing that the rear elevation 'has a robust appearance, very much vertical in emphasis.' This wording is intended to demonstrate the differences between nos. 133 and its neighbours while justifying the case for a ground floor rear extension. The robust existing building of this height and scale can comfortably accommodate a ground floor extension of 2.6m high – 25% of the total height of the building (as shown in Appendix C at page 5)

4.23 Given the dimensions of the rear elevation of the appeal building – the height of between 10.5-9.2 metres and the width at 5.5 metres – and those of the appeal scheme at 2.6 metres by 3.7 metres, the extension would cover approximately 17% of the rear elevation.

4.24 The Camden Town Conservation Area Advisory Committee noted in its consultation response (2.12) that the ground floor extension was part width and not overly large.

POINT 3: The ground floor rear extension is in keeping with the character of the existing building.

4.25 The delegated report notes that '*The bulk, mass and volume of the proposal affects the strong vertical emphasis of the building and undermines the significance of the rear elevation. The proposed extension is not in keeping with the character of the existing building and is considered to cause a 'less than substantial' degree of harm to the heritage asset.*' The delegated report also notes that the extension at no. 135 should not be considered as



a precedent for development. It should be noted here from the outset that there has never been an intention to use the extension at no. 135 as a precedent.

RESPONSE

4.26 For reasons shown above, the appellants disagree with the Council's assertions in relation to significance and that these assertions should prevent extension to the rear. As shown in Appendix E, a lightweight glazed addition is a common approach to extending listed buildings and this was indicated as a preferred design style in meetings with LB Camden.

4.27 The strong vertical emphasis would be retained and not harmed by the appeal scheme – this would be ensured by the glazing which would allow transparency to the original (historically altered) rear elevation, by leaving a gap through to the rear elevation with a new window to add articulation to a blank façade and to light and outwardly express the stair compartment. The strong vertical emphasis, distinctive roof line and two entire floors (75%) of well-articulated elevation will continue to be prominent features of the building. The legibility of the key unaltered differences between nos. 133 and its neighbours (if deemed significant) would continue to exist.

4.28 The siting/location of the rear extension was suggested by LB Camden during negotiation over the 2017 application. The appellants clear preference was for a full width rear extension as this better related to the architectural composition of the house and its original 'flat back.'

4.29 A similar approach was argued for by LB Camden in 2011 in the delegated report for an application at no. 109 Arlington Road (2011/4103/P and 2011/4104/L) (Appendix F). This involved the provision of a long, full width rear extension that almost doubled the size of the ground floor plan (in extending an existing extension by a further 3 metres). In the face of local objection (from the Conservation Area

Advisory Committee), LB Camden argued that: 'The increase in depth is at the rear of the extension and would not unduly harm the original part of the house' and that 'when built the original houses were 'flat backed. In this regard a full width 'flat backed' extension rather than a half width 'stepped' extension is more in keeping with the original design.' This approach has not been applied in this case.

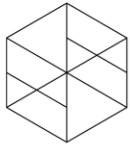
4.30 The existing extension has never been criticised by LB Camden as masking a rear elevation of importance or significance. The existing GEA of the existing rear extension is 10sqm. The appeal scheme would result in an extension with a GEA of 13 sqm – an increase of 3sqm. While the appeal scheme would sit slightly higher against the rear elevation, this demonstrates that (a) the ground floor rear extension is comparatively modest and (b) is of a similar size to the existing rear extension.

4.31 The latter has never been considered to not be subservient to the main house but rather it has been considered by the LPA as being of poor quality. The proposed ground floor extension would be of much higher quality and in replacing a similar volume it would therefore be an improvement on both the existing and the consented scheme.

POINT 4: The ground floor rear extension would not be a 'very visible, highly lit occupied living space'.

4.32 The delegated report notes that 'The proposed glazed extension is intended to be used as a kitchen, which would be a highly used utilitarian space. During the day and particularly at night this will be a very visible, highly lit occupied living space and not just a simple conservatory, which will detract from the character and appearance of the listed buildings and will impact on neighbouring visual amenity. The detailing in the proposed drawings is not sufficient to reflect the intention of the space as a kitchen.'

RESPONSE



4.33 Visibility has not been raised as an issue during the course of the application or the consented scheme. We are not aware of the grounds on which this has been raised as a concern. The appeal scheme will sit low down, either side of and lower than party/boundary walls and beneath the height of the existing extension to no. 135. The garden is well treed and planted and the extension would not be visible to either no. 135, no. 131 or any other neighbours in the terrace. It would have very limited visibility to the listed terrace to the west given distances and intervening planting and garden areas.

4.34 To the west, the listed Albert Street terraces are characterised by rear extensions including a fully glazed double-height extension at no. 100 Albert Street (illustrated at page 5 of Appendix C). The extension at no. 100 replaced one that was pre-existing but this was not fully glazed (2006/1537/P and 2006/1540/L). There is no discussion over visibility, increased prominence or increased light levels in the associated delegated report.

4.35 The delegated report for the appeal scheme states that the proposed ground floor extension would be 'a very visible, highly lit occupied living space.' There is no evidence in the application to suggest that this would be the case and the appellants have no interest in living in this way in any event. This is a highly subjective comment with no sound basis. There is also absolutely no evidence to suggest that the ground floor extension would 'impact on neighbouring visual amenity' and the inclusion of this in the delegated report is misleading. This does not form part of the reason for refusal.

4.36 The assertions in relation to visibility are incorrect. A living area in this location would not cause harm to the significance of the listed building or the character and appearance of the conservation area. It should be reiterated that no neighbours have objected on the grounds of visibility or amenity.

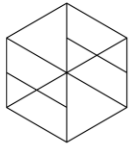
POINT 5: The ground floor rear extension would not harm the listed building's plan form at ground level and the function of a kitchen would not be detrimental to the setting of heritage assets.

4.37 This matter has been dealt with in Appendices B and C. It is considered that the glazed extension would not cause harm to the plan form of the listed building. The existing ground floor is typical of a building of this type, a front and rear room accessed via the entrance hall and stair compartment. This would remain unchanged by the appeal scheme. The rear wall remains, the only access through to the existing via an existing opening. Glazed, contemporary style extensions are common in buildings of this type as they allow the continued legibility of rear elevations and their form and materiality to be seen. They also allow for a clear separation of historic and new additions. A glazed extension has the benefit of allowing continued visibility and connection from the rear wall of the house to the garden and *vice versa*.

4.38 The appeal scheme will benefit the house as it allows for the removal of the kitchen from the ground floor rear room and the reinstatement of much of this room's character. This was a principal floor of the house – the kitchen would historically have been located in the basement – and the proposals allow for the quality and interest of the ground floor to be legible. This also enhances the overall floor hierarchy which is clearly an important characteristic of listed houses of this type and age.

4.39 The plan form and spatial character of the listed dwelling would also be enhanced by the introduction of a third window to the stair compartment. This would bring in additional light and ventilation and reinforce the position of the stair compartment on the rear elevation and the quality of interior spaces.

4.40 The proposed extension will therefore neither cause harm to the rear elevation or to the interior of the building. If the Inspector considered it beneficial to change the layout of the appeal



scheme so that the kitchen was relocated from the extension into the main dwelling leaving the extension as living or dining space, the appellant would be willing to do so. The appellant would have been willing to do so during the course of the application but was only made aware of concern over the use of the extension at the point of refusal. The layout could have been altered if we had been advised that it was a concern.

POINT 6: The principle of a ground floor rear extension was only considered unacceptable during the course of the appeal application.

4.41 The delegated report states that 'the principle of the ground floor extension was unacceptable during pre-application discussions during the course of the earlier consented applications.'

RESPONSE

4.42 There were no pre-application discussions in relation to the consented applications. The point at which the ground floor full width extension (that originally formed part of the consented scheme) was raised as an issue was in May 2018, some 8 months after the original application was submitted (Appendix A). Drawings were then revised to show a reduced width rear extension. These were revised further to reposition the extension on the rear elevation in accordance with LB Camden advice.

4.43 The ground floor rear extension was then removed from the application. Immediately after the consent of the approved scheme – minus the ground floor rear extension – the appellant met with the conservation officer to discuss possible options. It was only in the process of the current application that a conservation officer new to the case determined that there was an in principle objection to a ground floor rear extension.

Other matters

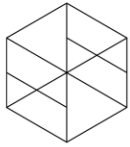
4.44 The delegated report also notes that '*the cumulative effect of the proposals is also considered to be harmful to the setting of heritage assets.*' It is not clear what this refers to but it is assumed that it relates to the lower ground floor extension and other consented alterations. It should be noted that LB Camden stated in comments received on 6 June 2018 (Appendix A) that an extension as lower ground floor '*would essentially be underground and would not be visible from the surrounding buildings.*' It would not be visible in the context of the appeal building's garden or seen against the rear elevation of the building. Together with a ground floor extension, only the ground floor extension would be visible against the rear elevation from within the appeal site's garden and there would be no discernible cumulative effect.

4.45 In the same correspondence of June 2018, the Council also clearly set out that '*The introduction of a full width rear extension at the upper ground floor level overwhelms and visually dominates the back elevation. A sensitive replacement for the existing structure is considered acceptable; however a design which relates well to and is subservient to the original rear elevation needs to be sought before this element can be supported.*'

4.46 This advice does not preclude the possibility of a ground floor rear extension and the appellants have tried to engage with LB Camden at every opportunity to resolve a potential design. As noted above, immediately following the decision on the consented scheme, a meeting was held with the conservation officer who advised a lightweight approach and the introduction of a new window to the rear elevation highlighting the stair compartment.

4.47 The delegated report also states that there are no heritage benefits associated with the application. Our case is that we disagree with this assertion as set out in Appendix C and at paragraphs 2,4, 4,27 and 4.39.

Summary



The
Heritage
Practice

10 Bloomsbury Way, London WC1A 2SL
+44 (0)20 3871 2951
www.theheritagepractice.com
info@theheritagepractice.com

Grounds of Appeal
No. 133 Arlington Road, London, NW1 7ET
April 2019

LB Camden Planning Reference: P/2019/0229/L and
P/2018/6141/P

4.48 For the reasons set out above and in Appendices B and C we consider that the appeal scheme does not cause harm to the significance of the listed building or to the character and appearance of the conservation area. The proposed rear extension allows for the retention of the existing rear elevation with no removal of additional fabric required to facilitate its construction. The historic plan form of the building would clearly remain legible. In terms of the character and appearance of the conservation area, the proposal would have a negligible visual impact on its conservation area context. It would preserve the character and appearance of the conservation area.

4.49 Relevant local and national historic environment policies were taken into account in the assessment of a ground floor rear extension in Appendices B and C and for the purposes of this appeal. For the reasons set out in these documents and above, it is considered that the appeal scheme would comply with Policies D1 and D2 of the Camden Local Plan and we respectfully request that the Inspector allows the appeal.