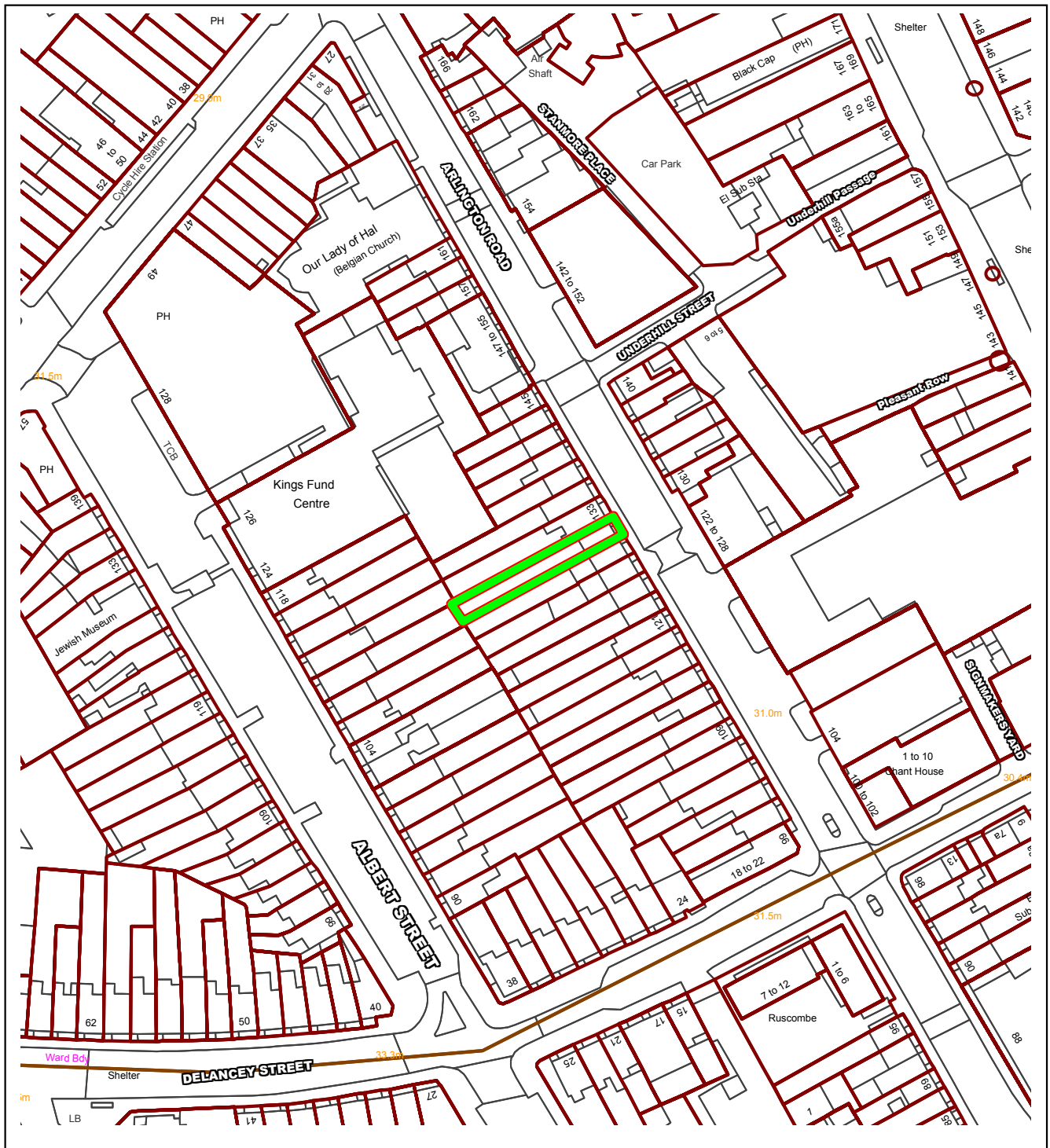
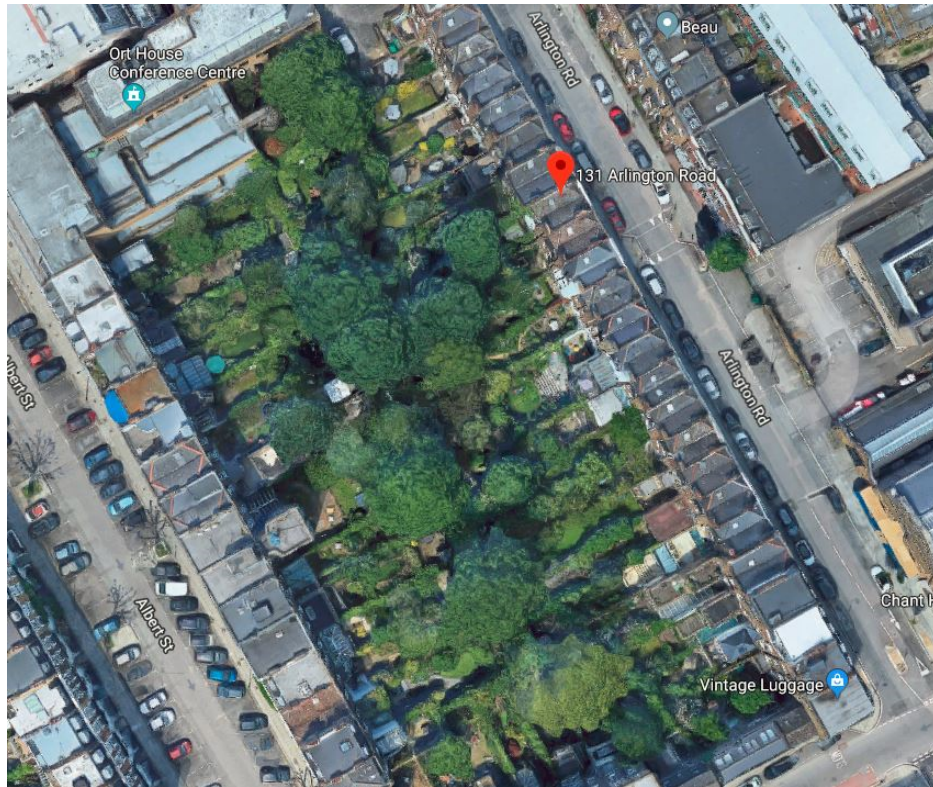


# 2019/1254/P 131 Arlington Road NW1



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1. Aerial view of terrace row on Arlington Road and Albert Street.



2. View of the rear garden





3. Rear of the application building.

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>12/06/2019</b>
		N/A		<b>Consultation Expiry Date:</b>	<b>19/05/2019</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Nora-Andreea Constantinescu			2019/1254/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
131 Arlington Road London NW1 7ET			See draft decision		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of a single storey timber outbuilding in the rear garden for ancillary residential use (Class C3).					
<b>Recommendation(s):</b>		Grant conditional planning permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	Site notices Press notice	24/04/19 – 18/05/19 25/04/19 – 19/05/19	No. of responses	0	No. of objections	0
Summary of consultation responses:	No comments or objections were received.					
Camden Town CAAC	<p>Object to the proposed development on the following grounds:</p> <ul style="list-style-type: none"><li>1. Extensive glazing creates potentially significant light pollution which would damage biodiversity.</li><li>2. Damaging precedent and further damage to the local ecology.</li></ul> <p><i>Officer response:</i></p> <ul style="list-style-type: none"><li>1. Due to the proposed dimensions and detailed design, the outbuilding would not cause harm to the surrounding biodiversity. See paras: 3.2 – 5.3</li><li>2. Other outbuildings have been granted consent within neighbouring gardens in this terrace and are now part of the local character. See paras: 3.2 – 5.3</li></ul>					

## Site Description

The application site is a four storey mid-terraced building, located on the western side of Arlington Road. The site lies within Camden Town Conservation area and the building is Grade II listed as well as the others within the terraced row. The property is currently divided into two self-contained units.

## Relevant History

Relevant planning history at the application site:

**2013/2270/P (2013/2388/L)** - Replacement of existing single glazed window and door at front basement level and door to rear ground level with double glazed windows and doors, and installation of external insulation on the rear elevation at ground and first floor level, of residential property (Class C3). – **Granted 09/08/2013**

**2019/1088/P** - Erection of a full width basement rear extension and part width ground floor extension following the demolition of an existing rear extension associated with the conversion of the property back to a single dwelling (Class C3). – **Pending consideration**

Relevant planning records in vicinity of the application site:

**2006/1644/P (2006/1647/L)** - 25 Arlington Road - Additions and alterations including excavation of rear lower ground courtyard area with new bridge over for garden access, works to rear elevation and *erection of new garden shed*. – **Granted 17/08/2006**

**2008/0820/P** - 63 Arlington Road - *Erection of a shed/outhouse* with green roof in rear garden in connection with existing flat. – **Granted 17/06/2008 (Members Briefing) 3.5 x 2.5 and 2.5h**

**2011/4103/P** - 109 Arlington Road - Erection of single storey rear extension following removal of the existing extension, *erection of a new outbuilding*, and replacement of window at front lower ground floor level to existing dwellinghouse (Class C3). – **Granted 01/11/2011 (Members Briefing) 3mx1.5m x 2.5 – 2m height**

**2015/3790/P (2015/4558/L)** - 129 Arlington Road - Erection of partial width single storey rear extension (*following demolition of outhouse*) and installation of cast iron steps to front lightwell and gate to front railings. – **Granted 12/11/2015**

## Relevant policies

**National Planning Policy Framework (2019)**

**London Plan (2016)**

**Camden Local Plan (2017)**

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

**Camden Planning Guidance**

Design CPG 2019

Amenity CPG 2018

Altering and extending your home CPG 2019

## **Camden Town Conservation Area Appraisal and Management Strategy 2007**

### **Assessment**

#### **1. Proposal**

- 1.1 Planning permission is sought for a single storey outbuilding in the rear garden of the Grade II listed building.
- 1.2 The outbuilding would be located at approximately 25.5m from the rear elevation of the host building, in the rear garden which has a width of 4.7m. The proposed outbuilding would have width of 3.8m, a length of 4.5m and a height of 2.83m including the rooflight. The building would be set in by over 0.4m from all boundary side and rear walls of the surrounding garden.
- 1.3 The proposed structure would have red cedar cladding on all facades, with timber door and window facing the host building, with a width of 3.3m. In addition, this would include an integrated blinds system within the glazed doors. The proposed use of the structure as a summer house/garden study would be ancillary to the main house.

#### **Revisions:**

- 1.4 The proposed outbuilding design has been revised by removing the side window on north-west elevation, facing the garden of no. 129 Arlington Road.
- 1.5 In addition, the proposed glazed window and door would have built-in blinds to reduce the lightspill levels into the rear garden.

#### **2. Considerations**

- 2.1 The main issues for consideration area:
  - Design and heritage
  - Impact on the neighbouring amenity
  - Trees

### **Assessment**

#### **3. Design and heritage**

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 states that within conservation areas, the Council will only grant permission for development that preserves or enhances its established character and appearance.
- 3.2 In relation to outbuildings, CPG 'Altering and extending your home' states that any development in the rear gardens should ensure the siting, location, scale and design has a minimal visual impact on, and is visually subordinate within the host garden; not detract from the open character and garden amenity of neighbouring gardens; use suitable soft landscaping to reduce its impact; ensure building heights will retain visibility over garden walls and fences; ensure the size of the outbuilding will not result in excessive loss of

garden amenity space; ensure the siting of the outbuilding will not harm existing trees of high amenity value; use materials which complement the host property and overall character of the surrounding area; address any impacts of extensions and alterations upon water run-off and groundwater flows.

- 3.3 The properties on Arlington Road around the application site here, as well as the ones opposite on Albert Street and Delancey Street, are generally characterised by long thin rear gardens, between 4.5 – 5m width and of over 20m length. As the planning history shows, some of the properties within the terrace have had new outbuildings or sheds erected in their rear gardens. It is therefore acknowledged that such type of development is now part of the existing character of the rear gardens within Arlington Road.
- 3.4 The rear garden of the application site is bordered to the rear by a 2.6m high brick wall; along the side with no. 129 Arlington Road, the boundary wall has a height of 0.6m and opposite at no. 133, this has a height of 1.83m. Thus the outbuilding would be effectively hidden behind 2 high garden walls. Although it would be visible from the rear garden at no. 129, its location, dimensions and design would ensure it would not be visually obtrusive; rather it would blend in with the garden character due to its detailed design using timber cladding. Overall, the proposed outbuilding due to its size and height would be subordinate to the surrounding boundary heights and would preserve the open character of the surrounding rear gardens.
- 3.5 The proposed outbuilding would be set in from all boundary walls and would be located a significant distance from the rear wall of the host building, preserving the character and appearance of the rear elevation of the host listed building and its setting. The outbuilding would open into the rear garden with wide glazed windows, which would allow maximum levels of daylight. Given its location surrounded by mature vegetation which may hold wildlife, the proposed glazed openings would include built-in blinds which would prevent light spill during night time. The proposed timber cladding materials, as well as the structure's overall design and appearance, would complement the host property and overall character of the surrounding area.
- 3.6 Due to the existing long rear garden, the proposed out building would occupy only 17.1sqm of the 141.7sqm of the whole rear garden. It is therefore considered that the proposed outbuilding would have a minimal visual impact and would be visually subordinate to the host garden and surrounding areas.
- 3.7 The proposal is considered to preserve the character and appearance of the conservation area and setting of the adjoining listed building. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, and to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

#### **4. Impact on the neighbouring amenity**

- 4.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of the neighbouring residents are privacy, outlook, daylight, sunlight and noise.
- 4.2 As detailed above, the neighbouring buildings as well as the ones opposite on Albert Street have long rear gardens, similar in depth with the one at the application site. It is noted that the side boundary wall with no. 129 has a low height; however, the proposed outbuilding



would be located at a considerable distance from the rear elevation of the building at no. 129, and therefore it would not cause any harm in terms of loss of light, outlook, privacy or overshadowing to the garden. Given the proposed detailed design to include built-in blinds within the glazed elements of the outbuilding, this would be less intrusive into the garden activity of the neighbouring occupiers.

4.3 In relation to the impact on the occupiers at no. 133, the outbuilding would also sit at a distance of over 25m from the main rear wall of the neighbouring building. It is therefore considered that no harmful impact would be caused to the amenity of the neighbouring occupiers. Along this side, the brick boundary wall is quite substantial, screening the outbuilding for more than half its height.

4.4 It is therefore considered that the proposed outbuilding would not cause significant harm to the amenity of the neighbouring occupiers.

## **5. Trees**

5.1 An Arboricultural Impact Assessment was submitted with the proposed scheme which demonstrates that no trees would be removed to facilitate the proposed development, other than a Privet shrub adjacent to the boundary wall at no. 129 Arlington Road. The existing shrub is not considered to hold significant amenity value and therefore its removal would be considered acceptable.

5.2 In addition, the assessment took into account the existing mature two Sycamore trees, T1 located in the rear garden of no. 133 Arlington Road which has a tree preservation order and T2 at no. 129 Arlington Road. The proposed outbuilding would sit within the root protection areas (RPA) of T1 and T2 and therefore would be constructed on pad footings, where the holes would be excavated by hand in order to allow possibility of reposition to avoid tree roots. As such, due to the proposed construction method, the structure would only affect 1% of the RPA of T1 and 3% of the RPA of T2.

5.3 Subject to implementation of tree protection measures secured by condition, the proposed outbuilding, due to its subordinate size, dimensions and construction method, would not harm the life expectancy of the surrounding trees and would preserve the character and appearance of the rear garden landscape.

## **6. Recommendation**

6.1 Grant conditional planning 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 10<sup>th</sup> June 2019, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2019/1254/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Date: 4 June 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Ecospace Studios  
5A Iliffe Yard  
London  
SE17 3QA

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**131 Arlington Road**  
**London**  
**NW1 7ET**

Proposal:

Erection of a single storey timber outbuilding in the rear garden for ancillary residential use (Class C3).

Drawing Nos: BS5837 Arboricultural Impact Assessment (April 2019); 1903.PL.01; 1903.PL.02; 1903.PL.03 Rev B; 1903.PL.04 Rev C; 1903.PL.05; Design and Access Statement 1903.DAS.01; ScreenLine - Residential Integrated Blind System;

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 The development hereby permitted shall be carried out in accordance with the following approved plans - BS5837 Arboricultural Impact Assessment (April 2019); 1903.PL.01; 1903.PL.02; 1903.PL.03 Rev B; 1903.PL.04 Rev C; 1903.PL.05; Design and Access Statement 1903.DAS.01; ScreenLine - Residential Integrated Blind System.

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

- 3 The outbuilding hereby permitted shall only be used for purposes ancillary to the main dwellinghouse and shall not be used as a separate residential dwelling or business unit.

Reason: To safeguard the character of the rear garden and the residential amenity of the neighbouring occupiers, and to prevent inappropriate uses in rear gardens, in accordance with the requirements of policies A1, H1 and E2 of the London Borough of Camden Local Plan 2017.

- 4 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details (BS5837 Arboricultural Impact Assessment dated April 2019) and shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction".

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

#### 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 All works should be conducted in accordance with the Camden Minimum Requirements – a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

**DECISION**