

## Statement of Case

26.06.19

### 125 ARLINGTON ROAD, LONDON NW1 7ET

#### *Reason for appeal*

We submitted a householder planning application and Listed Building consent application on behalf of the applicant on 15.03.19.

We are making this appeal as London Borough of Camden has exceeded the statutory period for determining the application, and we have received no communication for some time regards the application. Our client is concerned about the delay as they would like to proceed with the proposed works in order to improve the safety and usability of the accommodation, namely:

- provision of a protected means of escape from the upper parts of the house
- relocation of kitchen from basement to ground floor, with improved access to the garden
- extension of the basement accommodation.

#### *Fire safety*

The safety of occupants of the house from the risk of fire is a key factor in the development of the design. The proposals include for the reinstatement of the partition at ground floor to enable the provision of a protected means of escape route from the upper floors. This renders the ground floor unsuitable as the main living space, as it reduces the useable space to a long thin room. The living room is therefore moved up to the first floor, and the kitchen moved from the basement to the ground floor, where it can be accommodated with the proportions of the space; a small extension at ground floor level provides space for the dining table as well as direct access to the garden, which is also at ground level but does not at present benefit from direct access. The basement, which does not have good natural light, becomes the main bedroom.

#### *Listed building*

The building is Grade II listed and we have taken great care to design the proposed works in a way that minimises the impact on the existing building. Our approach is explained in detail in the Heritage Statement (incorporated in the Design and Access statement). We believe that any harm to the existing listed building fabric is outweighed by the benefits that the scheme provides in increasing the liveability in a house which has a very small floor area (24m<sup>2</sup> at ground level), as well as increased safety.

The principal loss of historic building fabric is the rear ground floor window. We believe that in this case the harm to the existing building is outweighed by the benefit of providing improved accommodation, ie. a protected means of escape, a more accessible kitchen-dining room, with better natural lighting and access to the garden.

Please note that the current scheme includes for making an opening on the external face of the chimney breast to the rear of the house. Further to discussion with our client, the scheme could be altered if preferred so that the external face of the chimney breast is kept in tact (internally there would have been a fire place in this location).

#### *Privacy of neighbours at no. 127 Arlington Road*

During the scheme development we have discussed the scheme proposals with the adjoining neighbours at no. 127 Arlington Road.

##### *Outlook and amenity*

The boundary garden wall between nos. 127 and 125 currently has no fence on top of it adjacent to the rear elevation. A new fence is required to provide protection to the edge of the new external area at ground level. Following discussion with the owners of no. 127 prior to the application being submitted, the height of the proposed fence was reduced to 1100mm, in order to reduce overshadowing.

##### *Privacy*

With a 1.1m high fence, some limited overlooking of the neighbour's garden will be possible. We had understood that the neighbour would prefer this to having a higher fence, and this is therefore the basis of the current planning application. The alternative would be to have a higher fence, as included for in the Daylight and Sunlight assessment.

#### *Daylight and sunlight*

Subsequent to the planning application being made, queries were raised by the neighbouring owner regards the Daylight and Sunlight assessment report prepared by Anderson Wilde and Harris. AWH have written a letter dated 24.05.19 responding to these issues.