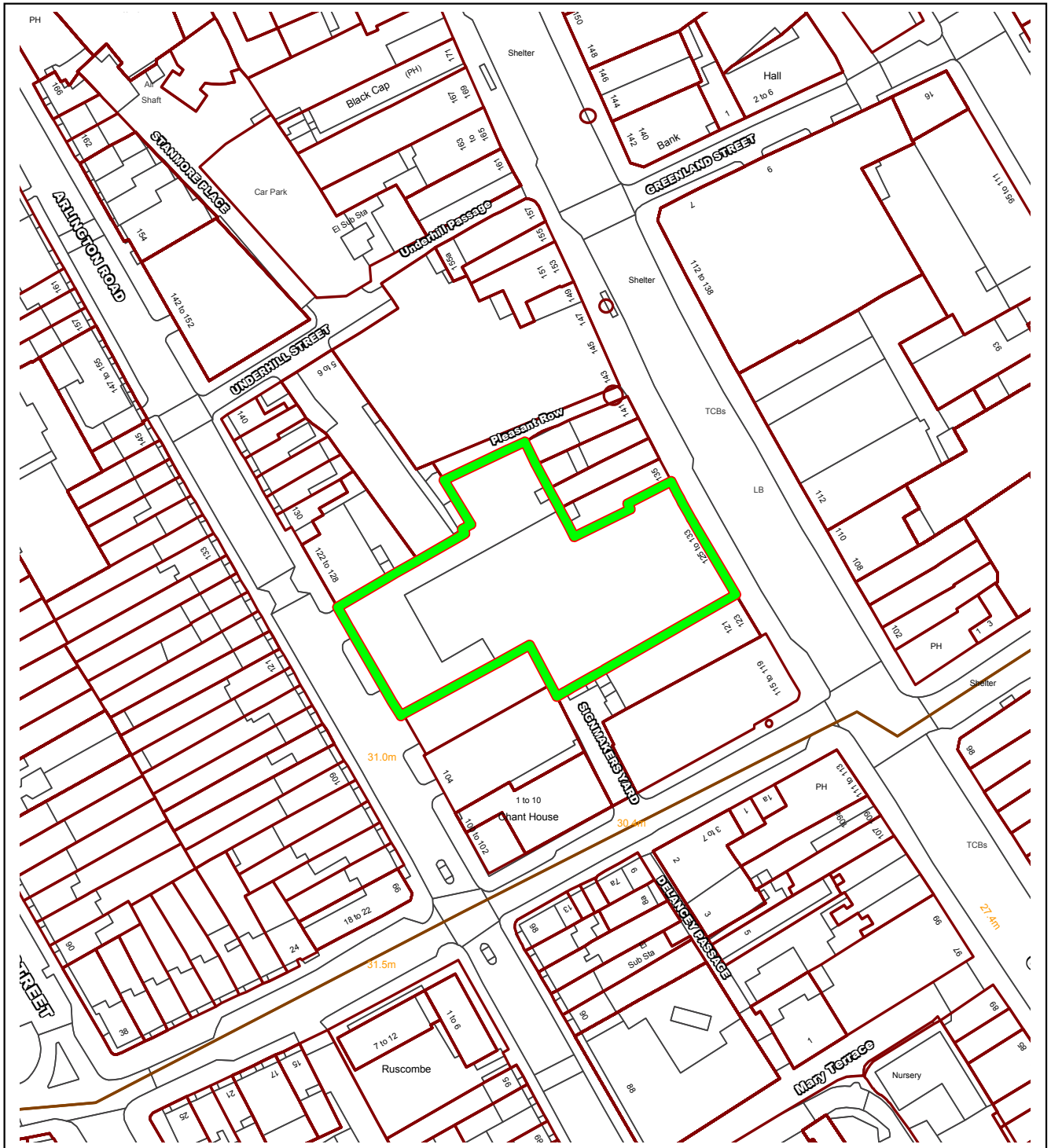


Land to rear of 125-133 Camden High Street, facing Arlington Road, ref. 2019/5284/P



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Delegated Report		Analysis sheet		Expiry Date:	11/12/2019
(Members Briefing)		N/A		Consultation Expiry Date:	N/A
Officer				Application Number(s)	
Ben Farrant				2019/5284/P	
Application Address				Drawing Numbers	
Land to rear of 125-133 Camden High Street, facing Arlington Road, London, NW1 7JR				Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>Details of windows, doors, balconies and gate (condition 2) and sample panel (condition 3) of planning permission ref: 2009/2228/P dated 10/03/2010, for: 'Development of existing car park area facing Arlington Road (also at rear of Somerfield supermarket fronting Camden High Street) by the erection of a part three, part four-storey building to provide nine residential units (2 x studio, 1 x one-bedroom, 4 x two-bedroom and 2 x three-bedroom).</p>					
Recommendation(s):		Grant Approval of Details			
Application Type:	Discharge of conditions application				

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	0	No. of objections	2
Summary of consultation responses:	<p>As this application is for the discharge of conditions relating to a previously approved full planning application, no statutory consultation is required in accordance with the Council's Statement for Community Involvement.</p> <p>Two third party objections were received on the scheme from nos. 81 and 85 Arlington Road, on the following grounds:</p> <ol style="list-style-type: none"> 1. Building design/finish as previously approved is bland and unfortunate 2. Fails to correlate with surrounding weathered red and yellow stock brick 3. Better quality and more attractively varied brickwork is needed 4. The visuals are misleading showing the attractive former 'Crown and Goose' pub fronting Arlington and Delancey Road rather than the unattractive and bland redevelopment 5. The proposed details look cheap and poor quality 6. The proposal detracts from the setting of surrounding listed buildings <p><u>Officer Response:</u></p> <ol style="list-style-type: none"> 1. <i>The approved design was considered to be acceptable in compliance with the Council's relevant design policies as was the reason for its approval. This application is for the detailed material finish rather than the overall design.</i> 2. <i>The brickwork is a London Stock with variations within the brickwork. This is considered to provide a high quality finish to the proposal in accordance with policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.</i> 3. <i>See response 2 above.</i> 4. <i>It is acknowledged that the visuals show the former 'Crown and Goose' pub rather than the current redevelopment, however this makes no alteration to the substance of this application.</i> 5. <i>See response 2 above. Similarly the aluminium framed windows and other material details are considered to be acceptable and would serve to preserve the character and appearance of the surrounding conservation area; they would not result in harm to the setting or historic interest of surrounding listed buildings.</i> 6. <i>See responses 2 and 5 above.</i> 			
Camden Town Conservation Area Advisory Committee (CAAC)	<p>The Camden Town CAAC objects to the details on the following grounds:</p> <ol style="list-style-type: none"> 1. The previously approved design is unfortunate. 2. The proposal should be more sympathetic to the nearby listed buildings and opposite smaller houses. 3. Little variation to the brickwork texture. 4. The proposals will neither enhance nor conserve the conservation 			

area and therefore should be rejected.

5. The surrounding context comprises weathered red and yellow London Stock brick; the proposed brick needs to be of higher quality and greater subtle variety than that proposed.
6. The visuals are misleading showing the attractive former Crown and Goose pub fronting Arlington and Delancey Road rather than the unattractive and bland redevelopment.
7. The 'grey/brown' aluminium framed glazing appears drab and monotonous.
8. The framing system is very flat and will inevitably appear cheap. A more three dimensional framing system should be used in order to add depth.

Officer Response:

1. *The previous design was considered to be acceptable in compliance with the Council's relevant design policies as was the reason for its approval. This application is for the detailed material finish rather than the overall design.*
2. *The brickwork is a London Stock with variations within the brickwork (see photos attached). This is considered to provide a high quality finish to the proposal in accordance with policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006 (the relevant planning policies at the time of approval).*
3. *See response 2 above. The proposed brickwork has an appropriate texture and bonding and would serve to preserve the character and appearance of the conservation area and historic interest of surrounding listed buildings.*
4. *See response 3 above.*
5. *See responses 2 and 3 above.*
6. *It is acknowledged that the visuals show the former 'Crown and Goose' pub rather than the current redevelopment, however this makes no alteration to the substance of this application (which has been assessed on the merits of the proposed materials).*
7. *The aluminium framing system and colour is considered to be appropriate for the redevelopment and its siting within the conservation area. The details of the fenestrations (including colour, style and detailed design) have been assessed and agreed by the Council's Conservation team prior to determining this application.*
8. *See response 7 above.*

The CAAC later responded with a further objection to the details, summarised as follows:

1. The original application was for limestone cladding which has been changed to brickwork causing difficulties with the coping now required (which wouldn't have been required with a limestone finish) as this is proposed in aluminium. It is not shown on the visuals as this will appear incongruous. The coping material is unacceptable and further details are required.
2. The 'snaking' appearance produced by the alternation of the motif of an open top and bottom of the masonry elevation above and below the windows. The articulation sits uncomfortably with the planar elevations of listed building opposite. Reconsidering the coping design could also present an opportunity to address this by forming a deeper cornice. At present the elevation is overly articulated and

fragmented. The panels could be omitted above the top floor windows to allow a simple straight coping.

3. CGIs should be submitted to accord with the proposed design as at present they do not.

Officer Response:

1. *The Committee Report relating to the original approval (ref: 2009/2228/P dated 10/03/2010) outlines that the choice of brickwork (rather than Limestone) was requested as an amendment by the Council. The aluminium coping is shown on the elevations, and given the design of the building being contemporary, with the existing use of aluminium framed windows and panel detail, it would not result in harm to the character or appearance of the property or surrounding area.*
2. *The proposed design and articulation was approved at planning committee (ref: 2009/2228/P dated 10/03/2010); this was considered to be acceptable in design and conservation terms. The current application is to discharge the materials samples provided rather than to reconsider the previously approved design.*
3. *The CGIs are not documents for approval, they are for information purposes only. The elevations/details as provided are sufficiently accurate for the determination of the application.*

Site Description

The site facing Arlington Road currently forms part of the rear car-parking area and service yard to Bedford House (Aldi Supermarket) at 125-133 Camden High Street. The car park is located on the eastern side of the Arlington Road between the junctions with Underhill Street and Delancey Street.

The western side of Arlington Road is predominantly residential. Opposite the application site is an uninterrupted run of some twenty terraces of 3-4 storey late Georgian townhouses set behind railings. The terrace properties at 101-145 (odd) Arlington Road are Grade II listed.

The site is located within the Camden Town Conservation Area. The site is not listed; however, it is located two doors south of the Grade II listed former London County Council's Tramways Substation at 104 Arlington Road.

Relevant Planning History

2009/2228/P - Development of existing car park area facing Arlington Road (also at rear of Somerfield supermarket fronting Camden High Street) by the erection of a part three, part four-storey building to provide nine residential units (2 x studio, 1 x one-bedroom, 4 x two-bedroom and 2 x three-bedroom). – **Granted subject to S106 10/03/2010**. Whilst the original application with which this details application refers was approved in 2010, development has commenced on-site (therefore making the permission extant), and so the permission has been saved and the Council remains able to discharge this details condition.

Relevant policies

National Planning Policy Framework (2019)

Replacement Unitary Development Plan (2006)

B1 - General Design Principles

B7 - Conservation Areas

Camden Town Conservation Area (2007)

Assessment

Condition 2 of the previously approved planning application with which this details application refers states:

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings of all new windows and doors, balconies and gates at a scale of 1:10 including jambs, head and cill of the new window and door openings.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Condition 3 of the same application states:

A sample panel of all facing materials and means of enclosure should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The samples must include a 1msq facing brickwork panel demonstrating the proposed colour, texture, face-bond and pointing.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

1. The proposal

1.1. This application provides the following detailed material finish (including samples where necessary):

- Aluminium framed triple glazed windows finished in a satin grey colour
- London Stock sample panel with colour variation to the brickwork and bucket handle grout detail
- Powder coated aluminium finished external doors
- Powder coated aluminium finished external gates with perforated mesh panels
- Glazed balustrades to balconies

2. Revisions

2.1. No revisions were received during the course of the application.

3. Conservation and design

3.1. Policy B1 of the Replacement Unitary Development Plan (UDP) (2006) states that the Council will grant permission for development that is of a high standard, which seeks to improve the attractiveness of an area, and where the materials used are of an appropriate detail and quality.

3.2. Policy B7 of the UDP states that within a conservation area, development will only be granted where it serves to preserve or enhance the special character and appearance of the area.

3.3. The application site is located within the Camden Town Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of that area.

3.4. The aluminium framed windows and doors finished in a satin grey would give a contemporary finish to the previously approved design whilst being sympathetic to the character and appearance of the conservation area and setting of nearby listed buildings. The aluminium samples and details provided would serve to maintain a high quality finish to the proposed development in compliance with policies B1 and B7 of the Camden Replacement UDP (2006); and is consistent with the materials referenced in the original committee report.

3.5. Similarly the aluminium gates with perforated metal sections are considered to be acceptable in this instance. They would provide a contemporary finish which would accord with the style of the property, and the style and use of the gates would have a neutral impact on the property, surrounding conservation area and nearby listed buildings.

- 3.6. Whilst glazed balustrades are not typically supported by the local planning authority, given the style and design of the host property with a contemporary finish with large format glazing forming a part of the design, the simple glazed balustrades would fit commensurately with the host building. The proposed finish would not result in harm to the character and appearance of the surrounding area or setting of the nearby listed buildings.
- 3.7. The brick sample panel shows a London Stock brick with some variation within the brickwork. The proposal would be finished with a 'bucket handle' style grout, helping to provide some further texture and depth to the brickwork finish. The brickwork, being a traditionally styled material, would fit comfortably within the conservation area and would not result in harm to the setting or nearby listed buildings.
- 3.8. As such, the proposed material finish of the building (including aluminium framed windows and brick sample panel) would be commensurate with the host development, and would not result in harm to the character, appearance or historic interest of the surrounding area.
- 3.9. The proposal is considered to preserve the character and appearance of the conservation area and nearby listed buildings. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and nearby listed buildings, 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 Neighbour Amenity

- 4.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.
- 4.2. No amenity concerns arise as a result of this details of materials application.

Recommendation:

Grant Approval of Details

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th February 2020, 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 and search for 'Members Briefing'.

Application ref: 2019/5284/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 24 January 2020

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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land to rear of 125-133 Camden High Street
facing Arlington Road
London
NW1 7JR**

DECISION

Proposal: Details of windows, doors, balconies and gate (condition 2) and sample panel (condition 3) of planning permission ref: 2009/2228/P dated 10/03/2010, for: 'Development of existing car park area facing Arlington Road (also at rear of Somerfield supermarket fronting Camden High Street) by the erection of a part three, part four-storey building to provide nine residential units (2 x studio, 1 x one-bedroom, 4 x two-bedroom and 2 x three-bedroom)'.

Drawing Nos: Wienberger Smeed Dean London Stock brick sample panel, viewed on site 05/11/2019, IdealCombi aluminium framed windows colour ref: 7013/30I_5803A7013A0D, 1654-DOC-03-00_Rev.DOC2, 1654-DOC-03-01_Rev.DOC2, 1654-DOC-03-02_Rev.DOC2, 1654-DOC-03-03_Rev.DOC2, 1654-DOC-DT-01_Rev.DOC2, 1654-DOC-DT-02_Rev.DOC2, 1654-DOC-DT-03_Rev.DOC2, 1654-DOC-SCH-01_Rev.DOC2, 1654-DOC-SCH-02_Rev.DOC2, 1654-DOC-SCH-03_Rev.DOC2, 1654-DOC-SCH-04_Rev.DOC2, 1654-DOC-SCH-05_Rev.DOC2 & 1654-DOC-SCH-06_Rev.DOC3.

Informative(s):

- 1 You are advised that all conditions relating to planning permission 2009/2228/P dated 10/03/2010 which need details to be submitted, have been approved.

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

DRAFT

DECISION