

**Conservation Area Advisory Committee**

Advisory Committee                      Camden Town

Application ref                              2020/3449/P

Address                                        Flat B 79 Arlington Road London NW1 7ES

Planning Officer                            Nora-Andreea Constantinescu

Comments by                                20 Sep 2020

Proposal                                      Erection of outbuilding in the rear garden.

Objection                                    Yes

Observations                                This proposed studio is overly large (27sq.m and 6.1m width) because the house in whose garden it is to be sited is double-fronted, uniquely for Arlington Road and it very nearly full width on the site plot. It is thus overly scaled for the urban grain. The back gardens in this block contain many tall trees at their rear boundaries which provide an excellent habitat for birds and also bats. The rear gardens are generally dark and not lit up and thus wildlife flourishes. This unique resource is important in the Conservation Area in supporting biodiversity, especially as many of the street trees have been heavily pollarded over the years. The large expanse of glazing facing the house, along with a 900 x 600mm roof light and LED lighting will result in light pollution in this unique dark space at the heart of the CA. The studio is designed to sit on a concrete slab which will not allow for sustainable drainage and introduces an alien material into a predominantly soft-landscaped area. In addition the 18sq m of composite decking may be plastic-based and will again diminish the amount of soil and open ground in the block. Despite the green roof proposal the studio will therefore result in the net loss of open soil, ground and soft planting. As a consequence it is not considered acceptable. We also note that the description of the cladding refers to "maintenance-free" and not specifically to timber boarding which would not be appropriate in the curtilage of a Listed Building.

**Documents attached**

**Documents attached**

No details entered

**About this form**

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