

PLANNING & HERITAGE STATEMENT

41 ARLINGTON ROAD

SEPTEMBER 2020

Ms A Mitchell
41 Arlington Road, London, NW1 7ES

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Document 1 – Photographs of Rainwater Damage

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Document 3 – Downpipe Details

Figure 1: Extract from approved plan 99-111A identifying internal vault and boiler room

Figure 2: Existing ventilation grate in lightwell door

Figure 3: Proposed location of alarm siren

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1 Introduction

1.1 This Planning & Heritage Statement has been prepared by Quod on behalf of Ms A Mitchell (“the Applicant”) in support of a part-retrospective application for planning permission and listed building consent at 41 Arlington Road, London, NW1 7ES (“the Site”).

1.2 Specifically, the application is submitted in respect of the following development:

“Part retrospective application for minor internal and external alterations including waterproofing works”

1.3 The Site is a Grade II listed dwellinghouse which is located within Camden Town Conservation Area. The Site is subject to recent extant planning permission and listed building consents for internal refurbishment and several external alterations (Ref No 2017/4350/P; 2017/4919/L; 2018/6207/P and 2018/6352/L).

1.4 The works that are proposed, as well those which have already been undertaken, are considered to be relatively minor in nature and would preserve and enhance the character of the listed building and the wider conservation area.

1.5 The rest of this Statement is structured as follows:

- Section 2 details the site and surrounding area;
- Section 3 explains the factual background of the site, including planning history and the significance of the listed building;
- Section 4 provides a description of the proposals;
- Section 5 summarises the relevant planning policy framework within which the application should be assessed;
- Section 6 assesses the proposals against the key planning considerations; and
- Section 7 identifies the key conclusions.

2 Site & Surrounding Area

- 2.1 The Site comprises a three-storey terraced property with basement and rear garden and is currently in use as a single family dwellinghouse. It is situated within the London Borough of Camden, on the west side of Arlington Road, close to the junction with Mornington Street.
- 2.2 The property forms part of an early Victorian terrace which was constructed around 1840 and which is built of stock brick with rendered ground floors, basements and parapets. The Site and the neighbouring properties are Grade II Listed under List Entry No 1244687.
- 2.3 The property has been subject to large-scale alterations over the years, including a large single storey rear extension which was constructed in around 1970. As a result of these alterations, much of the internal historic fabric has been lost.
- 2.4 The Site is located within Camden Town Conservation Area and the immediate surrounding area is characterised by residential properties with large rear gardens to the west and commercial development to the east. The Site is well connected in terms of access with Mornington Crescent underground station a short walk away to the south east.

3 Factual Background

Planning History

3.1 The following planning history is considered relevant to the application Site.

APPLICATION REF NO	DESCRIPTION OF DEVELOPMENT	DECISION DATE	DECISION
2018/6207/P & 2018/6352/L	Internal refurbishment and external alterations including installation of window bars, repairs to front door, repair and render of front elevation, replacement rear window, installation of grate in rear courtyard and installation of ventilation extractors (part retrospective).	19/03/2019	Approved
2017/4350/P & 2017/4919/L	Demolition and rebuilding of single storey rear first floor conservatory; replacement of 2 x non-original rear windows at ground and lower ground level; replacement of fenestration and 1 x new rooflight to single storey rear extension; landscaping works including removal of 1 x birch tree and 1 x apple tree and replacement with 3 x fruit trees.	22/11/2017	Approved
2011/5762/L	Installation of roof light to ground floor rear extension of house (Class C3).	31/01/2012	Approved
2005/3628/P & 2005/3629/L	Installation of new external steel stairs from front basement area to street level and insertion of gate in existing front railings and addition of metal gate to existing basement vault entrance.	14/11/2005	Refused
22347	Change of use to two self-contained maisonettes, including works of conversion, enlargement of front basement sash window and rebuilding part of front elevation.	04/06/1976	Approved
5307	The erection of a single storey addition at the rear of the ground floor at 41 Arlington Road, Camden.	26/06/1968	Refused

Listed Building Significance

3.2 Built in around 1840 as a single occupancy dwelling, No 41 Arlington Road has been subject to large-scale alterations over the years. The most notable of these was the construction of a large, single storey rear extension in around 1970, which has greatly reduced the property's garden and has detracted from the significance of the rear elevation. The building's conversion to two maisonettes in 1976 and reversion to a single house sometime later has resulted in the loss of internal historic fabric.

- 3.3 The significance of the property in terms of its listing is principally linked to its front elevation and the group contribution this makes to the streetscape and wider Camden Town Conservation Area. Internally, No 41 has been reconfigured, with little of the plan form remaining. Where this does remain it is significant, as are the original features and fixtures which exist, such as corning and wooden floorboards.

4 Proposals

- 4.1 A detailed description of the internal and external alterations is provided within this section, along with references to relevant plans, photographs and method statements.

1. Waterproofing the Internal Vault & Boiler Room

- 4.2 The property comprises two vaults at lower ground floor level, one accessed from the front lightwell, and another accessed from inside the house ('the internal vault') which was discovered during the recent renovation of the property. The internal vault is connected to an area of the house which accommodates the boiler and fuse board serving the house ('the boiler room'). The internal vault and boiler room are outlined on the extract from approved plan 99-111A below in red.

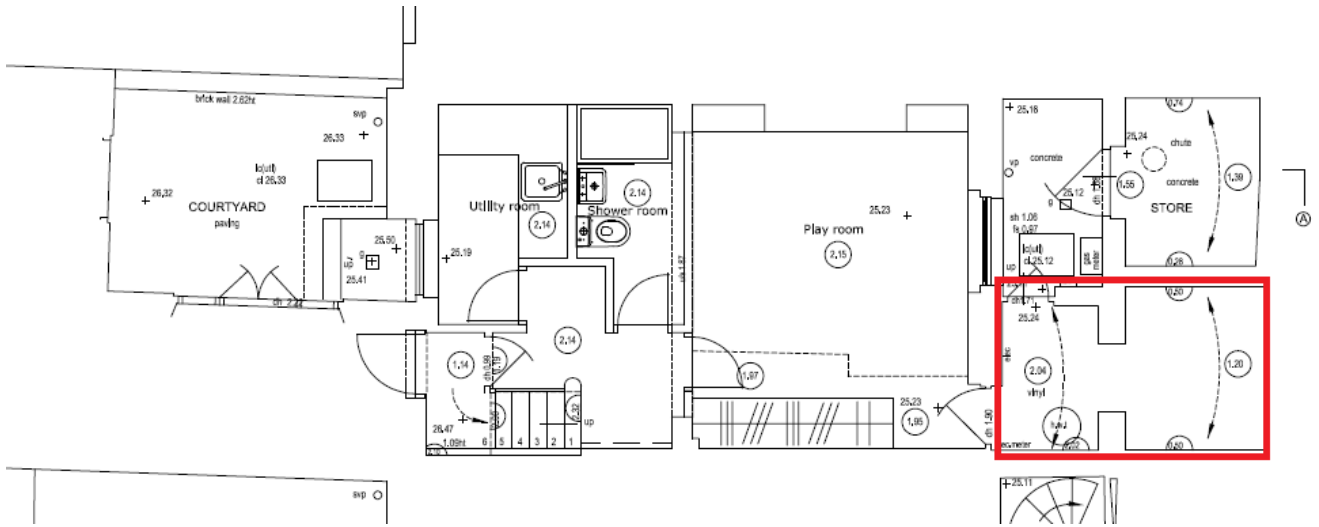


Figure 1: Extract from approved plan 99-111A identifying internal vault and boiler room

- 4.3 On the advice of the Applicant's building contractor, application Ref No 2018/6352/L and 2018/6207/P originally proposed to plaster the internal vault walls using lime plaster. However, following comments from the Conservation Officer during determination, it was agreed that this would be omitted from the proposals, with the brickwork made good and the walls left in their natural state. This work has been undertaken and natural ventilation has also been installed as requested by the Conservation Officer. This comprises a stainless-steel adjustable vent in the lightwell door, measuring 210mm x 152mm (please see image below).



Figure 2: Existing ventilation grate in lightwell door

- 4.4 Unfortunately, this approach hasn't been successful in keeping the house water-tight and in times of rainfall, the vault and boiler room experience an extreme influx of water. Rainwater is able to run freely through the mortar joints and cracks in the existing brick which is causing damage to the original historic fabric, as well as the heating and electrical systems situated within, creating an obvious safety hazard (please refer to photographs at **Document 1**).
- 4.5 The constant high levels of moisture are also causing fungal decay which not only creates an unpleasant smell but can lead to a risk of decay by wood rotting fungi and insect attack.
- 4.6 A specialist surveyor (Universal Basement Waterproofing Ltd) was therefore instructed to review the problem. They have advised it will be necessary to either Koster the walls or install a breathable waterproof membrane in order to prevent further water damage to the listed building. The latter option is considered to be the most appropriate given the historic setting.
- 4.7 The proposed cavity drained membrane system is a reversible system which will prevent damage to the heritage structure. The proposed system leaves a gap between the existing wall and the new surface which does not prevent the passage of moisture but allows the moisture to escape. Fixings through the membrane are minimal and only 10mm diameter holes are drilled during this process. Please refer to the Survey prepared by Universal Basement Waterproofing Ltd for full details of the proposed waterproofing works as well as a Method Statement.

2. Waterproofing the Rear Mansard Tiles

- ~~4.8 The rear part of the mansard roof is made up of fibre cement tiles which were installed prior to the building being listed. The condition of the tiles is poor as their protective top coating has perished. As such, they are no longer waterproof, and rainwater is able to penetrate the tiles and the historic building fabric underneath.~~
- ~~4.9 It is therefore proposed to apply a waterproofing product to prolong their life. An acrylic coating product (Renocoat) will be applied in order to prolong the life of the tiles and ensure that they shed rainwater effectively. In visual terms this will darken the tiles to a degree. However, as the cement tiles are at present slightly pale compared to neighbouring roofs, this would in fact help them to blend in. A trial has been undertaken on a spare tile, photographs of which are attached at **Document 2**.~~

3-2. Relocation of downpipes on the rear elevation (Retrospective)

- ~~4.104.8~~ During the renovation works to the property, minor changes were made to the drainpipe arrangement to the rear of the property which was approved under application Ref 2018/6207/P and 2018/6352/L.
- ~~4.114.9~~ On the Ground Floor, a downpipe that was intended to be located on the north west elevation, adjacent to the patio windows is now situated on the north east elevation. On the second floor, a downpipe that was located to the left of the rear window, has been relocated to the right of the window. The style of the guttering and downpipes matches those which were previously installed at the property. The guttering has a width of 150mm and the downpipes have a width of 68mm.
- ~~4.124.10~~ Following a site visit on 22/01/20 and subsequent email exchange with John Sheehy (please refer to **Document 3**) it was agreed that retrospective consent would be sought for these minor changes.
- ~~4.134.11~~ The revised downpipe arrangement is identified on Plan Ref 99-31G (highlighted in yellow) and the approved plan is also included for reference (99-31D). For completeness, the approved conservatory

details (approved under application Ref 2018/5488/L) have also been added to the updated plan. Please refer to Document 3 for both plans.

4.3. Relocation of Alarm Siren

4.144.12 It is proposed to position the siren for the burglar alarm above the front door. The image below shows the proposed location of the siren (blue rectangle) to the top left of the door. An old alarm box was previously sited in this location but was removed as part of the recent renovation works.

4.154.13 The siting of the siren will act as a visual deterrent, aiding security at the property. The proposed positioning of the siren is replicated at homes along Arlington Road, including Nos. 43, 55, 81, 83, 87 and 91.

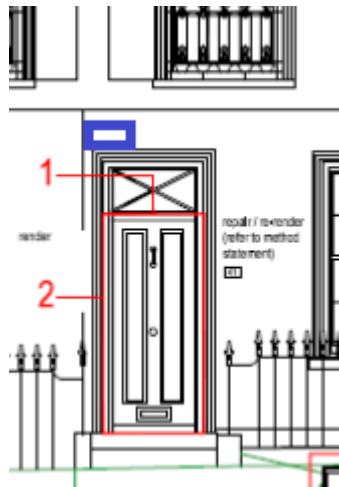


Figure 3: Proposed location of alarm siren

5.4. Adjustments to the lighting / cabling arrangement in the front lightwell

4.164.14 A wall light was consented in the front lightwell as part of application Ref 2018/6207/P and 2018/6352/L and is identified on approved plan Ref No 69-400E (please see extract from this plan below and light identified by the blue arrow). The electrical cabling to power this light was identified on the approved plan as running diagonally across the lightwell.

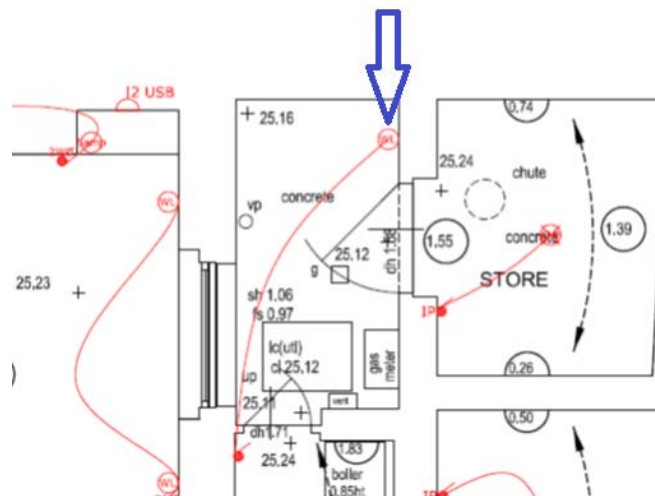


Figure 4: Extract from approved plan Ref No 69-400E

4.174.15 It is now proposed to run the required electric cables from the main house into the lightwell and then into the external vault at the earliest point. The cabling will then run against the inside wall of the vault to the light. It is also proposed to install an electrical socket within the external vault. This will be positioned below the existing light switch.

6.5. Weather Bars

4.184.16 There are two existing doors in the front lightwell, one which provides access to the external vault and one which accesses the main house. Both doors are seizing up due to rainwater coming in from the top and as such, it is proposed to install weather bars to these doors. These will be of wooden material and will be in keeping with the existing doors.

7.6. Repair of Broken Ventilation Pipe

4.194.17 There is an existing ventilation pipe located within the front lightwell. The top of this was inadvertently broken during the renovation works (please see below). It is therefore proposed to repair the top of this pipe with a like-for-like replacement.



Figure 5: Broken Ventilation Pipe

5 Relevant Planning Policy

5.1 This section provides a summary of relevant adopted and emerging planning policy and guidance at national, regional and local levels.

Development Plan

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.3 The Development Plan for the Site comprises the following documents:

- The London Plan (2016); and
- London Borough of Camden Local Plan (2017).

London Plan

5.4 Chapter 7 of the London Plan deals with the Capital's living spaces and places, including the historic environment and landscapes. Policy 7.4 (Local Character) states that proposals to buildings should provide a high-quality response that is informed by the surrounding historic environment.

5.5 Policy 7.8 (Heritage Assets and Archaeology) requires development to identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. In addition, development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

5.6 Policy 7.9 (Heritage-led regeneration) requires that wherever possible heritage assets should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

London Borough of Camden Local Plan

5.7 Policy D1 (Design) of the Local Plan states that the Council will seek to secure high quality design in development and as such, will require that development respects local context and character, as well as preserving or enhancing the historic environment and heritage assets in accordance with Policy D2.

5.8 Policy D2 (Heritage) advises that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. In respect of conservation areas, the Council will require that development preserves or, where possible, enhances the character or appearance of the area.

5.9 In order to preserve or enhance the borough's listed buildings, the Council will resist alterations and extensions where this would cause harm to the special architectural and historic interest of the building, as well as resisting development that would cause harm to the significance of a listed building through an effect on its setting.

Material Considerations

5.10 Material considerations applicable to the Site comprise the National Planning Policy Framework (NPPF) (2018) (and National planning Practice Guidance), the emerging New London Plan (2018), Supplementary Planning Guidance including Camden Planning Guidance (CPG): Design (2018), and Camden Town Conservation Area Statement (2007).

NPPF

- 5.11 Paragraph 189 of the NPPF requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.12 Paragraph 192 states that in determining applications affecting heritage assets, local planning authorities should take account of: *'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness'*.

New London Plan

- 5.13 The principles of the relevant policies (Policy HC1 (Heritage conservation and growth) and Policy D1 (London's form and characteristics)) within the emerging London Plan remain as per the policies within the adopted London Plan.

CPG Design

- 5.14 CPG Design advocates excellence in design and advises that applications should consider the context of a development and its surrounding area, the design of the building itself, the use of the building, and the materials used.
- 5.15 Chapter 3 of the SPG deals with heritage assets. It is noted that Camden has a rich architectural heritage and the Council have a responsibility to preserve, and where possible, enhance these areas and buildings. As such, development within conservation areas will only be permitted where it preserves and enhances the character and appearance of the area.
- 5.16 In respect of listed buildings, paragraph 3.22 recognises that the Council have a statutory requirement to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.17 Paragraph 3.23 states that the Council expect: *'original or historic features to be retained and repairs to be in matching material'*. In addition, proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them. However, it is also noted that historic buildings can and should address sustainability and accessibility (page 3).
- 5.18 It is noted at paragraph 3.24 that applications for listed building consent should be fully justified and should demonstrate how proposals would affect the significance of a listed building and why the works or changes are desirable or necessary.

Camden Town Conservation Area Appraisal

- 5.19 The management strategy included within Part 2 of the Appraisal provides the Council's approach to development and alterations which impact on the Camden Town Conservation Area. In respect of new development, the strategy states that *'high quality design and high quality execution will be required'*. It is also noted that the Council will expect the historic details which are an essential part of the special character of Camden Town Conservation Area to be *'preserved, repaired and reinstated where appropriate'*.

Summary

5.20 In light of the above, we consider that the key policy tests which are applicable to the Site are the impact of the proposals on the listed building and its setting, as well as Camden Town Conservation Area. The proposals will be required to preserve or where possible, enhance, the character and appearance of both the listed building and the conservation area.

6 Planning & Heritage Considerations

Design & Heritage

- 6.1 The modest internal and external works proposed are in connection with the wider approved renovation of the property which will improve the living accommodation and conserve the listed building for future generations.
- 6.2 The proposed waterproofing of the internal vault and boiler room is required both in order to prevent further water damage to the heritage fabric, and to mitigate significant safety concerns arising from water conflicting with electrical appliances within the house. Whilst the Council's preferred approach of leaving the brickwork in its natural state has been tested by the Applicant, unfortunately this hasn't been adequate to solve these ongoing issues.
- 6.3 As set out within the enclosed report, the proposed waterproofing system is entirely reversible. As such, it is considered that the proposals will not have any detrimental impact in terms of their impact on the significance of the listed building but will prevent further water damage.
- ~~6.4 The proposed waterproofing of the rear mansard tiles is also required to prevent water damage to the property. It is noted that the waterproof coating will darken the tiles slightly. However, this is in-keeping with the tiles on the neighbouring properties and will fade over time. As the existing tiles are manmade, the works are not considered to have any negative heritage impact.~~
- 6-56.4 The proposed alarm siren replaces an existing alarm box which was in the same location prior to the property's renovation. The siting of the siren replicates a number of others in the street and will assist the security of the property, which has previously been subject to attempted burglaries. It is therefore considered that there will be no impact on the significance of the listed building or the wider Conservation Area.
- 6-66.5 The relocation of the electrical cabling in the front lightwell is considered to be *de-minimus* and will have no greater heritage impact than that already approved.
- 6-76.6 The proposed weather bars are required due to water penetrating the wood and causing the doors to warp. They will deflect water and wind from the bottom of the doors, preventing further damage to the doors and water from entering the house. This will in turn protect the internal heritage fabric of the house. The proposed bars will be made of wood and will be in-keeping with the existing doors. The proposals will have no detrimental heritage impact.
- 6-86.7 The relocation of the downpipes is retrospective and has been assessed and agreed with both Planning and Conservation Officers prior to submission so this is not repeated here.
- 6-96.8 In light of the above, the modest internal and external works are considered to be in line with Policy 7.8 and 7.9 of the London Plan, and Policy D1 and D2 of the Local Plan as well as all relevant material considerations. Furthermore, the proposals are of a high quality and appropriate design in accordance with London Plan Policy 7.4 and Local Plan Policy D1.

7 Conclusions

- 7.1 This application seeks planning permission and listed building consent for a number of minor internal and external alterations at the property, as well as seeking to regularise the downpipe arrangement to the rear of the property.
- 7.2 Pre-application discussions have taken place with the Council's planning, enforcement and conservation officers prior to submission.
- 7.3 Special regard has been given to preserving and enhancing both the listed building and the surrounding Camden Town Conservation Area.
- 7.4 It can therefore be concluded that the proposals are in accordance with national, regional and local planning policy, as well as all relevant material considerations, and should be approved without delay.