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**From:** no-reply@camden.gov.uk  
**Sent:** 27 September 2021 00:25  
**To:** [REDACTED]  
**Subject:** Conservation area advisory committee comments form  
**Attachments:** 21716720.htm; 21716720.xml; View from Mornington Street.pdf; Rear View with mansard coloured.pdf; View of front facades from Miller Street.pdf; CTCAAC Objection - full comments.pdf; 21716720.pdf

#### CONSERVATION AREA ADVISORY COMMITTEE

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Advisory Committee: Camden Town  
Application ref: 2021/3631/P  
Address: 37 Arlington Road London NW1 7ES Planning Officer: Josh Lawlor Comments by: 03 Oct 2021  
Proposal: Erection of a mansard roof extension.

Objection: Yes

Comment: Yes

Observations: The distinctive rear facades of this terrace of houses on Arlington Road, whose rear elevations are visible in views from Mornington Street, are recognised in the Camden Town Conservation Area Appraisal:

p22 "The western side of the street consists of complete terraces with houses smaller than those in neighbouring streets, consisting of three storeys on basements... The houses date from the 1820s to c 1840. From Mornington Street northwards, the houses have a very distinct local roof

form: behind the front parapet, the valley roof is hipped towards the back and continued in slate to form the top floor, with large chimney stacks on the rear elevation. This pattern gives rise to a characteristic and distinctive vertical emphasis, alternating with the slated mansards and long stair windows. Most roofs are intact and can be viewed from Mornington Street."

p25 "The view from Mornington Street looking northwards along the rear of the houses on the west side of Arlington Road is important in enabling the characteristic roof form of the Arlington Road houses to be seen, along with glimpses of trees in the rear gardens providing a sense of openness which has been lost in other parts of the residential area through infilling."

#### Proposed Design

The specific interest of the rear facade includes the roof form with rear slated mansard which has a sweeping tilt to its lower courses, and the strong vertical emphasis provided by the large rear chimney stack on what is a diminutive building.

As is seen in the attached photograph the uniform height of the chimney stacks is a highly significant element and is visible in views from the public realm. The proposal to raise the stacks above this height (for both no. 37 and, strangely to its neighbour at no. 35 also) has a detrimental impact to the host dwelling and its neighbours, including the setting of the Listed terrace immediately to the north of no. 37.

The addition of a mansard roof to the dwelling also detracts significantly as it infills the skyline behind the chimney stacks, thus interrupting the visual integrity of the last seven houses where the stacks rise above the second floor mansards in a regular rhythm. The negative impact of an additional storey on this form may be seen further along the terrace in the photograph.

The Committee considers that the proposed "mansard on a mansard" at the rear is highly detrimental to the host dwelling, overwhelming the host building's scale in view of its bulk (with a taller height than the floors below and fully exposed raised party walls), and as a consequence it neither preserves nor enhances the Conservation Area.

The mansard at the front will also look incongruous in view of the fact that there are no mansards to the south of no. 47 and because no. 37 is prominent in longer views from Miller Street.

#### Policies

- The Camden Town Conservation Area Management Strategy, Part 2, Roof alterations and extensions: "The Conservation Area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows. can harm the historic character of the roofscape and will not be acceptable."
- The proposal does not comply with CPG Design 5.14 (non-compliance with 5 out of 6 bullets listed) and is contrary to policies in D1 and D2 of Camden's Local Plan 2017.
- The committee also notes that a mansard on an existing mansard was recently refused in Kings Terrace (see 2020/2072/P) for the same reasons.

Please see attached document for full comments including relevant Planning History.

#### DOCUMENTS ATTACHED

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No details entered

#### DOCUMENTS ATTACHED

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CTCAAC Objection - full comments:

<https://forms.camden.gov.uk/cus/servlet/ep.getImg?ref=13964253100&print=Y&st=&auth=205>

Rear View with mansard coloured:

<https://forms.camden.gov.uk/cus/servlet/ep.getImg?ref=13964253098&print=Y&st=&auth=205>

View from Mornington Street:

<https://forms.camden.gov.uk/cus/servlet/ep.getImg?ref=13964253097&print=Y&st=&auth=205>

View of front facades from Miller Street:

<https://forms.camden.gov.uk/cus/servlet/ep.getImg?ref=13964253099&print=Y&st=&auth=205>

#### ABOUT THIS FORM

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