

**Conservation Area Advisory Committee**

Advisory Committee	Camden Town
Application ref	2021/3632/L
Address	39 Arlington Road London NW1 7ES
Planning Officer	Alan Wito
Comments by	20 Nov 2021
Proposal	Demolition of party wall parapet to number 37 and raising of the party wall in matching brick bond, colour and mortar.
Objection	Yes
Observations	<p>The CTCAAC considers that this proposal will have a significantly detrimental impact on the host dwelling and on its setting.</p> <p>No. 39 is the central house of 7, none of which have top-storey additions, at the end of a long, mostly listed, terrace. The Committee considers that the proposed raised southern party wall will look incongruous and unsympathetic to the host dwelling, as can be seen in the attached photograph which includes a mansard at 47 (approved prior to CA designation) for context.</p> <p>The distinctive rear facade of 39 and its listed and unlisted neighbours is 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</p>

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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."

The specific interest of the rear facade includes the top storey slated mansard which has a pleasing sweeping tilt to its lower courses, and the strong vertical emphasis provided by the adjacent large chimney stack. The uniform height of the stacks in the terrace is a highly significant element - their prominence resting on the fact that they visually break the roof line and appear tall in relation to the brick facade below the mansard. Raising the party wall between 37 and 39 considerably diminishes this effect, and increasing the height of 37's rear chimney does not mitigate this impact owing to the fact that two chimney stacks (being 37 and 35 as proposed) will then be taller than all the others in this contextual view. The prominence of the Listed chimney at 39 will be lost as a consequence and the uniformity of the terrace will be significantly harmed.

The Camden Town Conservation Area Management Strategy, Part 2 - Roof alterations and extensions states: The Conservation Area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline... can harm the historic character of the roofscape and will not be acceptable.

The raised party wall will also look incongruous and over-tall to the front and this elevation is prominent in longer views from Miller Street and Arlington Road, where the diminutive scale of the terrace is especially apparent.

The Committee notes that a mansard roof extension at 5 Mornington Place (part of a short terrace of similar scale to 33 - 45), was recently refused due to its prominence - including the raising of the party walls which are very visible. An appeal was dismissed and the houses have been subsequently listed.

For the above reasons it is considered that the proposed

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raising of the party wall at no 39 is detrimental to the listed host dwelling, overwhelming the house's scale in view of its bulk (with a taller height than the floors below) and neither preserving nor enhancing the listed asset or the wider CA.

**Documents attached**

No details entered

**Documents attached**

[Front Facade from Miller Street](#)

[View from Mornington Street](#)

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