

37 Arlington Road NW1 7ES refs. 2021/3631/P

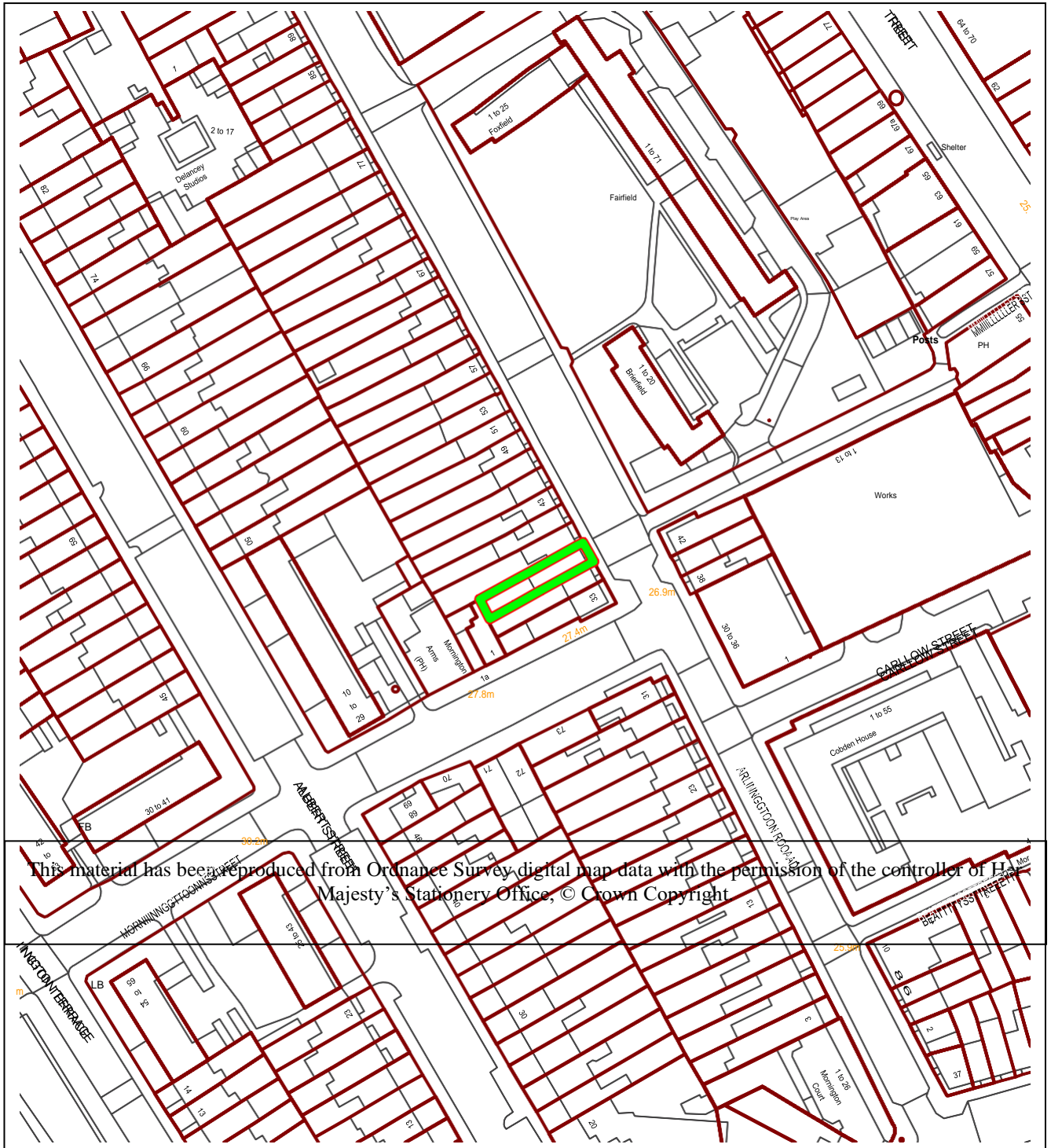




Image 1 (above): Aerial view



Image 2 (above): Front view



Image 3 (above): Rear elevation



Image 4 (above): View from Mornington Street

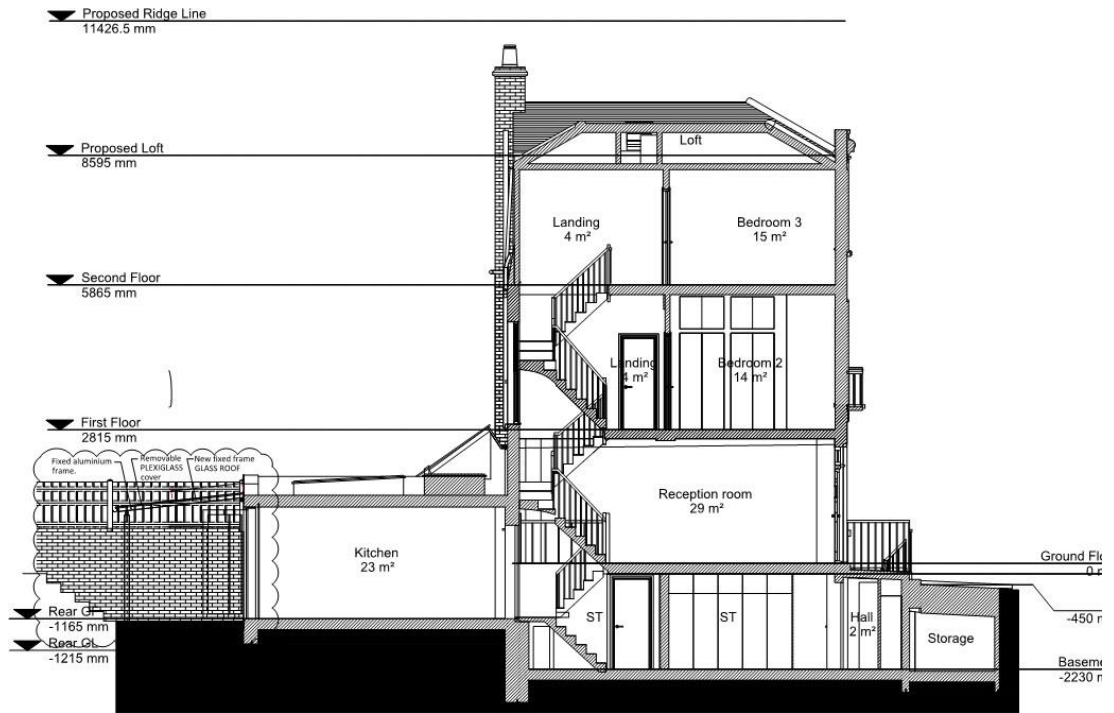


Image 5 (above): Long section showing canopy with removable glass roof

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		22/09/2021	
		N/A		Consultation Expiry Date:		15/11/2021	
Officer				Application Number(s)			
Josh Lawlor				2021/3631/P			
Application Address				Drawing Numbers			
37 Arlington Road London NW1 7ES				See draft decision notices			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
1. Installation of a glazed canopy to rear ground floor.							
Recommendation(s):		1. Grant Conditional Planning Permission					
Application Type:		1. Householder Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	7	No. of objections	7
Summary of consultation responses:	<p>Site notice displayed from 09/09/2021</p> <p>Press advert published 08/08/2021</p> <p>Occupiers at 4 Mornington Place, 35 Arlington Road, Carlow House, Carlow Street, A representative of the University of East London, 41 Arlington Road, 39 Arlington Road, 37 Arlington Road objected on the following basis:</p> <ul style="list-style-type: none"> • The proposal to put a mansard on a mansard, then to raise the neighbour's chimney by a storey appears overbearing and harms the pattern of the terrace <p>Occupiers at 41 and 37 Arlington Road objected to:</p> <ul style="list-style-type: none"> • Raising the party wall • Glass canopy which takes up garden space <p>Occupiers at 39, 37 and 41 Arlington Road objected to:</p> <ul style="list-style-type: none"> • The demolition and extension of the party wall parapet to create a mansard roof. <p>The occupier at 35 Arlington Road made the following comment:</p> <ul style="list-style-type: none"> • In principle, do not object to the proposed extension which is similar in design to those done across the road recently at nos. 38 and 40. However, confused as to why the design includes raising the rear chimney stack on our property and question if necessary. Would like the design amended to reinstate the chimney flue to the other chimney stack on the party wall between the properties. Object to the glazed canopy which would impact the Grade II Listed Garden Wall <p><i>Officer Response: The mansard roof extension has been removed from the proposal. Please see Deign and heritage section of report for full analysis of canopy</i></p>					
Camden Town CAAC objection:	<p>Objected to the planning application on the following grounds:</p> <p>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</p>					

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.

Objected to the Listed building consent application on the following grounds:

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

	<p>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 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.</p> <p>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.</p> <p>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.</p> <p>For the above reasons it is considered that the proposed 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</p> <p><i><u>Officer response:</u> The mansard roof extension has been removed from the proposal</i></p>
<p>Kentish Town Neighbourhood Forum</p>	<p>A consultation letter was sent to the Kentish Town Neighbourhood Forum and no comments have been received.</p>

Site Description

The application site is a terraced three storey (plus basement) mock-Victorian town house located on the western side of Arlington Road in the Camden Town Conservation Area. The building is not listed although the attached buildings at 39-51 (Odd) are grade II. The host property was bomb damaged of the second world war, and the current building was erected as a facsimile replica of its grade II listed neighbour to the north (no.39).

The building is constructed from yellow London stock brick, is stucco-trimmed to the front with characteristic cast-iron balconets and spearhead railings around the basement light well.

The valley roof is hipped and towards the rear, on the southern half, ends in a mansard style slated roof continuing to form the rear wall for the second floor, whereas the northern half of the roof ends in the distinct valley "V" shape.

Relevant History

Application site

2006/0955/P - Erection of a single storey rear extension to provide additional habitable accommodation for the existing single family dwelling house and installation of a new metal stair access to the front basement lightwell. **Granted 20/04/2006**

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan (2017)

A1 Managing the Impact of Development

D1 Design

D2 Heritage

Camden Planning Guidance (CPG):

Amenity - January 2021

Design - January 2021

Home improvements - January 2021

Camden Town Conservation Area appraisal

Assessment

1. The proposal

1.1. Planning permission is sought for a glazed canopy at the rear ground floor. It would attach to the existing rear extension and not be fixed to the adjacent listed wall.

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- The effects upon the character and appearance of the host property, surrounding conservation

area and neighbouring listed buildings (Design and Heritage)

- The effects on the residential amenities of neighbouring occupiers (Residential Amenity)

3. Revisions

3.1. The following revisions were sought:

- The removal of the mansard roof extension and raising of party wall
- The glass canopy now has a removable glass roof, so it is more of a temporary installation

4. Design and Heritage

- 4.1. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance, and character of the area. Policy D2 requires development to preserve and, where appropriate, enhance the character and setting of Camden's conservation areas.
- 4.2. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 4.3. The effect of this section of the 1990 Act is that there is a statutory presumption in favour of the preservation of the character and appearance of conservation areas. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to such harm and in what circumstances such harm might be justified (paras. 199-208). Where a development proposal leads to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 4.4. The glazed canopy would be a lightweight installation that would not be visually prominent from within the public realm. It would be set below the neighbouring boundary wall/trellis and not be attached to the garden party wall. The canopy would be supported with two slender steel columns and is a reversible installation. The glass can be removed when not in use. It would be fixed on the rear facade above the kitchen door, like the cover of the attached neighbour at no.35. As it is a canopy it would not increase floorspace or take up garden space. A large garden would be retained following the development.
- 4.5. The applicant has followed the recommendation of a party wall surveyor and proposed to mount the pillars onto the existing concrete away from the garden party walls. This would ensure the canopy would be freestanding and not fixed to any listed features. Therefore, it is not considered that it would harm the character and appearance of the conservation area or impact the adjoining listed boundary wall or its setting.
- 4.6. As such, the proposal is considered acceptable in terms of its detailed design, height and massing, and would be in accordance with policies D1 and D2.

5. Residential Amenity

- 5.1. Policy A1 of the Camden Local Plan seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.

5.2. The glazed canopy is set below the neighbouring boundary wall and as such would not unacceptably impact on light or outlook to windows at neighbouring properties.

5.3. The proposal would not give rise to unduly adverse impacts on neighbouring residential amenity in accordance with policy A1, and the development is acceptable in this regard.

6. Conclusion

6.1. The proposed development is considered acceptable in terms of design, heritage and impact on neighbouring residential amenity. The development is deemed consistent with the objectives and policies identified above and it is recommended that planning permission is granted.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6th December 2021, 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: 2021/3631/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 2 November 2021

Telephone: 020 7974 **OfficerPhone**
Milk Studio
1 Cardinal Avenue
Kingston Upon Thames
Surrey
KT2 5RX

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
37 Arlington Road
London
NW1 7ES

DECISION

Proposal: Installation of a glazed canopy to rear ground floor.

Drawing Nos: ARL 104X_P2, ARL 105X_P4, ARL 200X_P3, ARL 300X_P3 ,ARL 301X_P3,
ARL 302X_P4, ARL 303X_P3, ARL 103_P3, ARL 104_P3, ARL 105_P3, ARL 200_P4, ARL
300_P3, ARL 301_P4, ARL 302_P4, ARL303_P3

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: ARL 104X_P2, ARL 105X_P4, ARL 200X_P3, ARL 300X_P3 – EXISTING FRONT ELEVATION, ARL 301X_P3, ARL 302X_P4, ARL 303X_P3, ARL 103_P3, ARL 104_P3, ARL 105_P3, ARL 200_P4, ARL 300_P3, ARL 301_P4, ARL 302_P4, ARL 303_P3

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover fire and fire escape, emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to contact the Council's Building Control Service, Camden Town Hall, Judd Street, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 79744444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION