

**Conservation Area Advisory Committee**

Advisory Committee                      Camden Town

Application ref                              2021/5157/P

Address                                        105 Arlington Road London NW1 7ET

Planning Officer                            Matthew Dempsey

Comments by                                 23 Jan 2022

Proposal                                      Replacement of existing side return extension; and ground, first and second floor rear doors upgraded.

Objection                                      Yes

Observations                                 The committee objects to this application.

The proposal is to create roof terraces and 1st and 2nd floor level by adding railings (currently used as such informally), to change the rear windows including the top floor roof extension with juliette balcony, and to extend the ground floor extension further.

Whilst the additional proposed ground floor extension is very minimal the Committee is concerned to note the house has already been extended much further than would usually be considered acceptable.

**Planning History**

The large rear extensions do not appear to have ever been given permission - the terrace was listed in 1999, by which time the mansard was already extant (permission given in 1972, hence its inappropriate form) - but there is no case history for any rear extensions. The neighbour to the south, 103, got permission in 1986 for a first floor rear extension and roof terrace (but no drawings are available to see if what has been built is what was approved) and approval for a more appropriate mansard than 105's (after an initial refusal) in 2009. 107 Arlington Road appears to have no planning history at all (thus mansard, rear extensions and flat roofs used as terraces cannot be seen to be a precedent).

**Conservation Area Advisory Committee**

In summary no. 105 is the middle of three adjoining listed buildings with major modifications some of which did not receive permission. The extent and design of the extensions is something that is unlikely to be given listed building consent and permission now - the first floor rear additions in particular are not considered appropriate.

The current application for 105 seeks to formalise both its large flat roofs as terraces by adding railings on existing parapet walls (in effect also regularising the current unconsented extensions). The Committee considers that whilst the proposed reglazing to the rear does not constitute a negative impact on the asset, the metal railings at every level are detrimental to the setting of the listed building as they are seen in such prominent locations. They also set a precedent on the provision of terraces which create residential amenity issues - especially at second floor height. We note that access to the second floor flat roof does not comply with Building Regs, being off of the original winding stair and thus should not be in use for amenity purposes in any case.

In view of the highly negative impact of the proposed railings (indeed railings of any design) on the two flat roofs, members suggest instead that both roofs are required to be laid as green or brown roofs to ameliorate the further impact of the proposed additional extension on the existing non-approved ground floor extension.

Whilst the overlarge rear picture window with 'juliette balcony' on the top floor may or may not have been given permission originally (no drawing attached to the file), it certainly wouldn't be given permission now. The proposal to change the window framing and the balcony railings to is therefore also problematic. Nevertheless the proposed window pattern to this opening is considered more acceptable than the existing.

As there is no gazeteer of internal fabric retention it is not possible to comment further on impacts to any surviving original fabric.

**Documents attached**

No details entered

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