

**Conservation Area Advisory Committee**

Advisory Committee                      Camden Town

Application ref                              2022/0759/L

Address                                        43 Arlington Road London NW1 7ES

Planning Officer                              Miriam Baptist

Comments by                                  27 Mar 2022

Proposal                                        Demolition of rear lower ground floor outrigger and erection of rear lower ground floor extension.

Objection                                        Yes

**Observations**

The Committee is concerned that about three aspects of the extension design:

â€ The rear outrigger is highly likely to be the original closet wing to the house (with a more recent non-original doorway through the chimney stack). This is possibly the last remaining example in the terrace (between house numbers 33 and 67, which all have a similar pattern of rear chimney stacks). In these houses the closet wings were located behind the chimney stacks. Retaining this element and incorporating it within the proposed extension would cause less harm to the listed building and be more sustainable - as was considered in design iteration 01 in the DAS.

â€ There is no recognition in the proposed design of the existing rhythm of solid and void in the rear facade, specifically the unusual chimney breast which forms a prominent feature and is visible to the street: â€The listed terrace of 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, the masonry stacks alternating with the slated mansards and long stair windowsâ€. CTCA Appraisal.

We note that the fully glazed section of roof which aligns with the landing doorway and culminates in an incongruous

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deep brick archway feature does the very opposite of this. The appearance of the extension is not related to the original house in a meaningful way and is therefore considered detrimental to its listed status. An extension which does recognise this feature can be found at no.37 Arlington Road, and Design Iteration 01 in the DAS also follows this precedent which is considered to be a more sensitive approach.

â€ There is an excessive amount of roof glazing proposed which will cause considerable light pollution in a backland site that currently supports good biodiversity with mature trees and wildlife including foraging bats and moths. In view of the large amount of glazing proposed to the garden elevation and the fact that the rear basement room is non-habitable (acting as a utility room) there is no need for so much additional daylight to be provided in the rear extension. Light pollution is likely to be of greater nuisance in view of the fact that the proposed extension is for a kitchen which will have a high level of artificial lighting which are likely to be on all evenings. This does not preserve amenity for neighbouring properties either.

In addition none of the proposed roof lights appear to be openable and a strategy for ventilation in the extension has not been described. The room is likely to become an overheated space through both solar gain and functions within it and we would ask that the applicants address this aspect in addition to confirming the specification of the glazing to ensure that it fully complies with sustainability criteria.

We strongly object to the inclusion of so much roof glazing for the above reasons.

Finally the Committee notes that No.41 is not a precedent as the excessively large extension and conservatory was originally built without permission, and remained extant for over 20 years, prior to a retrospective application being submitted.

**Documents attached**

No details entered

**About this form**

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