

**Subject:** 119 Arlington Road pre-application advice  
**Date:** Friday, 21 January 2022 at 12:36:01 Greenwich Mean Time  
**From:** David McKinstry  
**To:** Russell Taylor Architects  
**Attachments:** image001.png

2021/6117/PRE

119 Arlington Road  
NW1 7ET

Dear Russell,

Thank you for your recent pre-application submission. The scope of this advice relates to a future application for listed building consent. Any works falling under a requirement for planning permission have not been assessed, other than in relation to their impact on the listed building.

### **Internal and external alterations to listed building**

119 Arlington Road is a four storey, mid-terrace property located at the North- Western end of Arlington Road, between junctions with Delancey Street and Parkway. It is listed at GII and is within a conservation area. Its significance includes its architectural design and materials, plan-form, evidential value as an 1840s terraced house and its positive townscape contribution.

The works for assessment under this pre-application are:

#### **Reconfiguration of G3/G1**

The existing wall between the G1 and G3 will be removed. Additionally, the downstand splitting G3 into two will be removed to further increase the openness of the reception area. To ensure that the reception area (G3) has separation from the stairs a segmental headed archway will be built between the room and the stairs. The arch will be as wide as the existing downstand beam. See Drawing 6268/03 & 6268/P3. Photos: Fig. 1-A & 1-B

The reconfiguration of the ground floor is not supported. Any further erosion of the plan-form would cause further erosion of significance and run contrary to Historic England's guidance on terraced housing:

*If there are plans to change the plan form, issues to consider include, but are not exclusive to, the following: 1. Will the proposal involve the erosion of the original plan? 2. Will the proposal involve the loss of the last surviving element of the plan? 3. Are there opportunities to re-instate elements of the former plan?*

Far from reinstating any elements of the former plan, the removal of the hall wall and the down stand between the front and rear rooms erodes it further. It also results in the decompartmentalisation of the staircase from the front room, and indeed effectively from the whole of the ground floor, which may have a significant impact in terms of the fire regulations (given the relative position of the bedrooms, door to street, staircase and kitchen).

#### **Enlarging the window in the stairwell between G2 and F1**

The current window will be removed, the opening enlarged by dropping the cill and a new window, matching the details of the existing, installed. The new window will have profiles and other details matching the existing window in G2 which appears to be original. See Drawing: 6268/06 & 6268/P6. Photos: Fig. 2-A, 2-B, 2-C, 2-D.

The current window to the stair appears to date from the late C20th and is not consistent with the historic rear fenestration which survives elsewhere in the terrace. While the proposed alteration would not make the rear elevation of Number 199 consistent with the historic arrangement, it would be closer to the historic arrangement than it currently is. This could be supported subject to detail of glazing profiles, sections etc. The new window must be single glazed in order to be acceptable.

#### **Reconstruction / Reconfiguration of the flat roof at the extension in G4**

The existing roof of the extension will be reconstructed to provide a higher ceiling height within the kitchen. See Drawing: 6268/P8. Photos: Fig. 3-A & 3-B.

There is no objection in principle to the remodelling of the rear extension as it will not result in a very different relationship between the extension and the main house when compared to the existing, providing that the FTC of the extension does not exceed that of the ground floor rooms.

#### **New Patio Doors at G4**

The sliding patio doors and fan lights are natural aluminium which is now starting to oxidise. They will be removed and replaced with timber glazed French patio doors with side panels. See proposed elevation drawing.

The replacement of aluminium with painted timber is an enhancement when compared to the existing condition, and is supported, subject to detail of glazing profiles, sections etc.

#### **Relevant policies and guidance**

[National Planning Policy Framework 2012](#)

[The London Plan 2016](#)

[Camden Local Plan 2017](#)

[Camden Planning Guidance 2011/2015](#)

[CPG1 \(Design\)](#)

#### **Listed Building Consent application information**

Should you choose to submit a listed building consent application which addresses the outstanding issues detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – Listed Building consent Application
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement
- The appropriate fee
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a notice on or near the site and advertise in a local newspaper. The

Council must allow 21 days from the consultation start date for responses to be received. You are advised to contact your neighbours prior to submission, to discuss the proposals.

Non-major applications are typically determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

**This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.**

David McKinstry  
Planning Officer (Conservation)  
Supporting Communities  
London Borough of Camden

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 Camden Disability Network



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