

2021/3491/P – 15 Arlington Road



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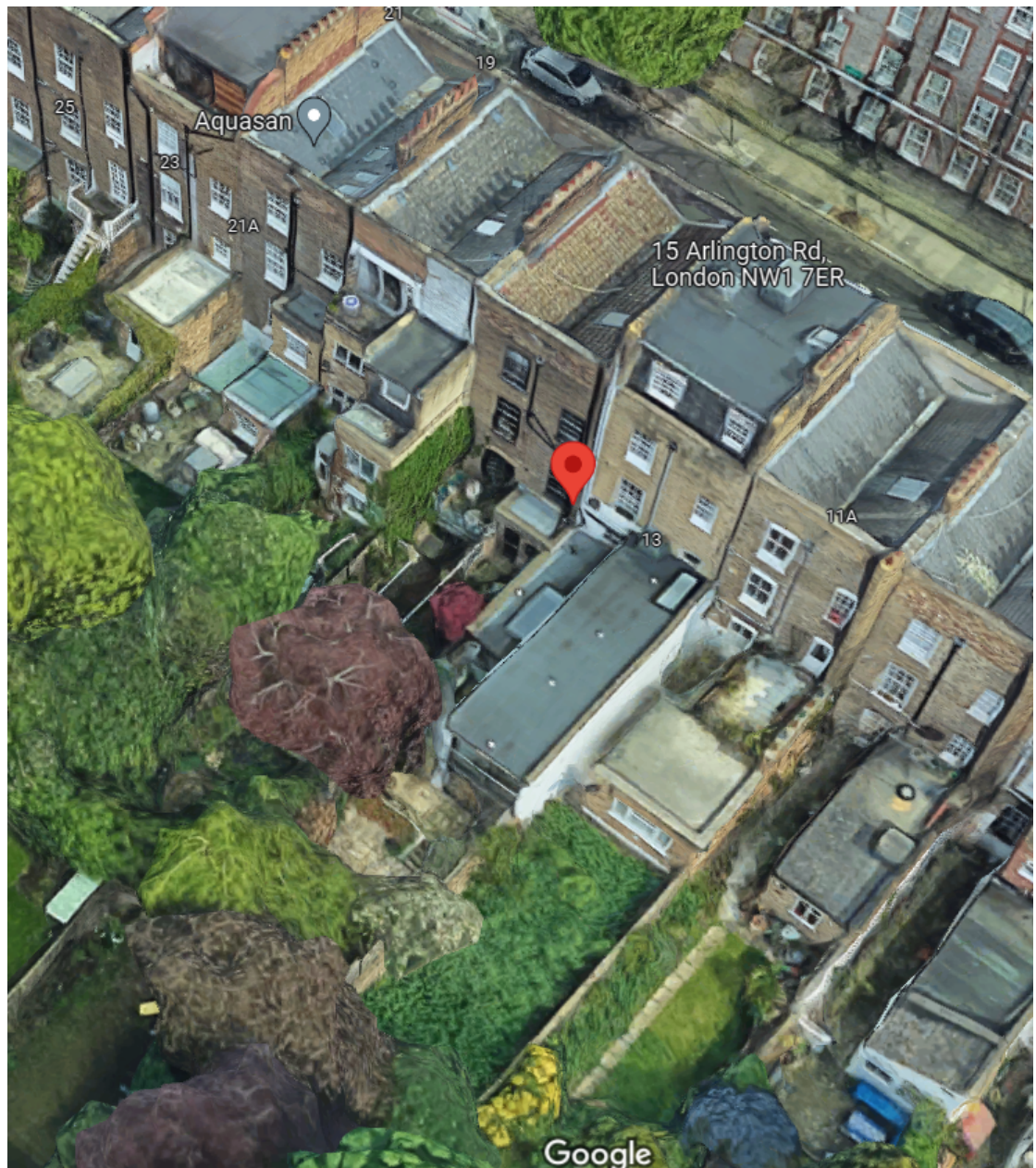
1. Front elevation of property.



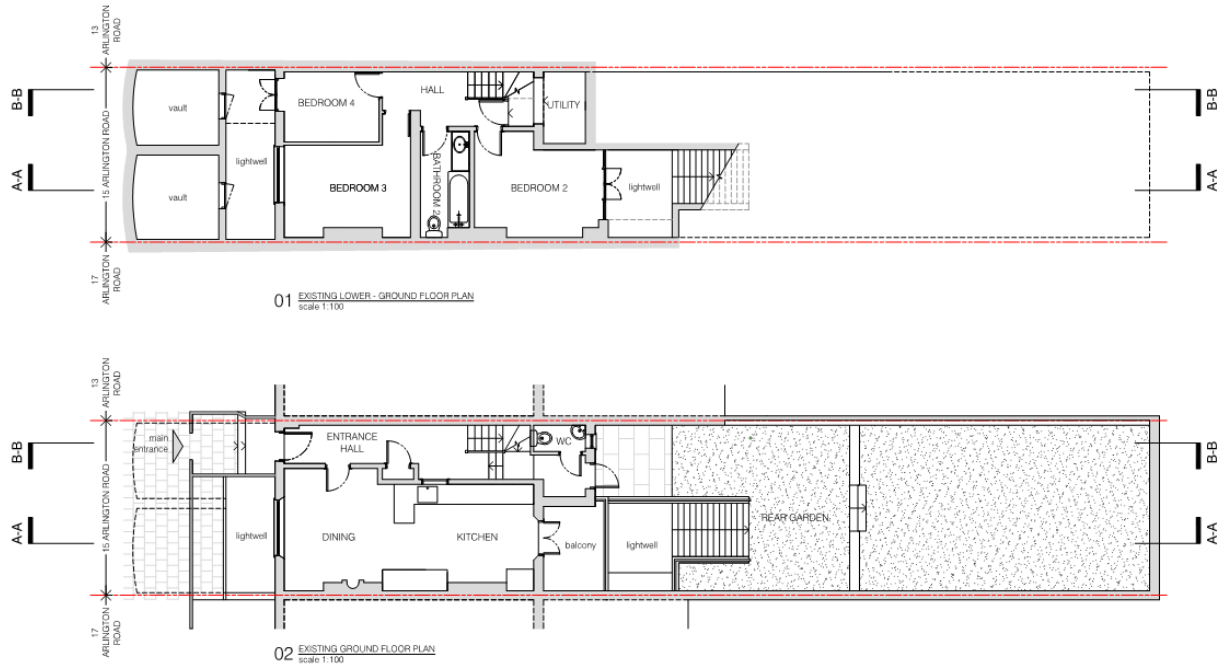
2. Rear elevation of property, showing non-original rear extension, and blank side flank wall of no. 17 (on left), onto which side windows of proposed rear extension would face.



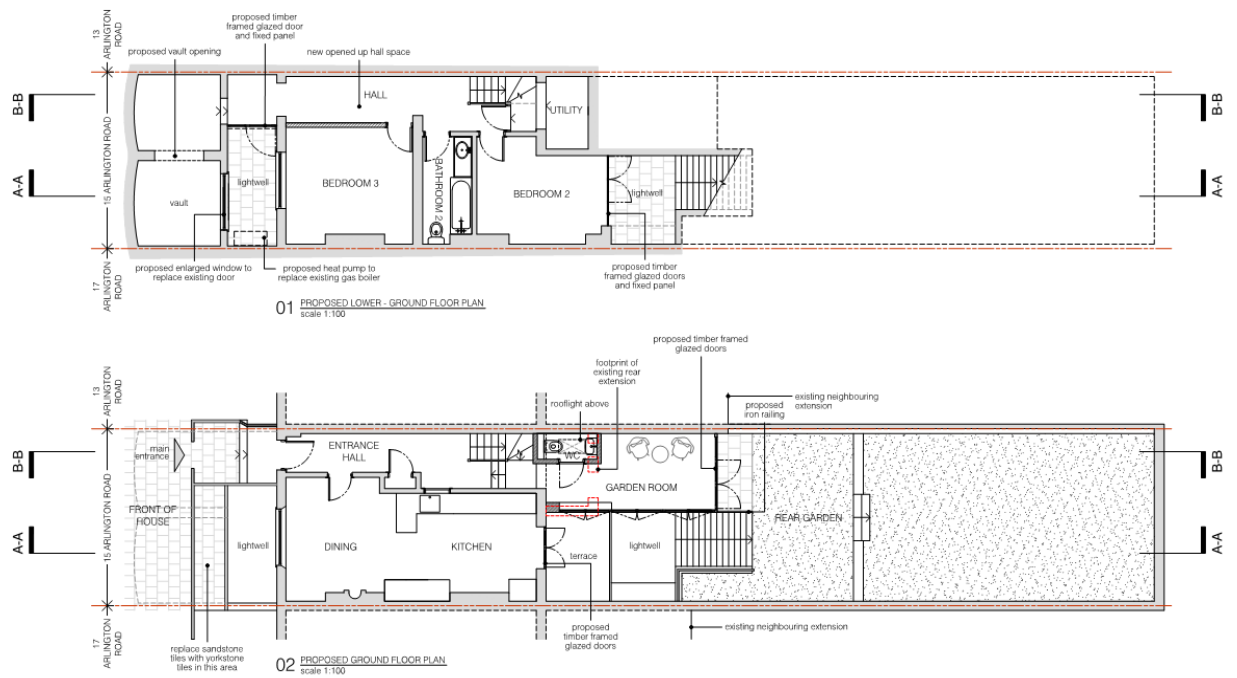
3. Existing front lightwell, showing location of new door to enclose area underneath front doorway.

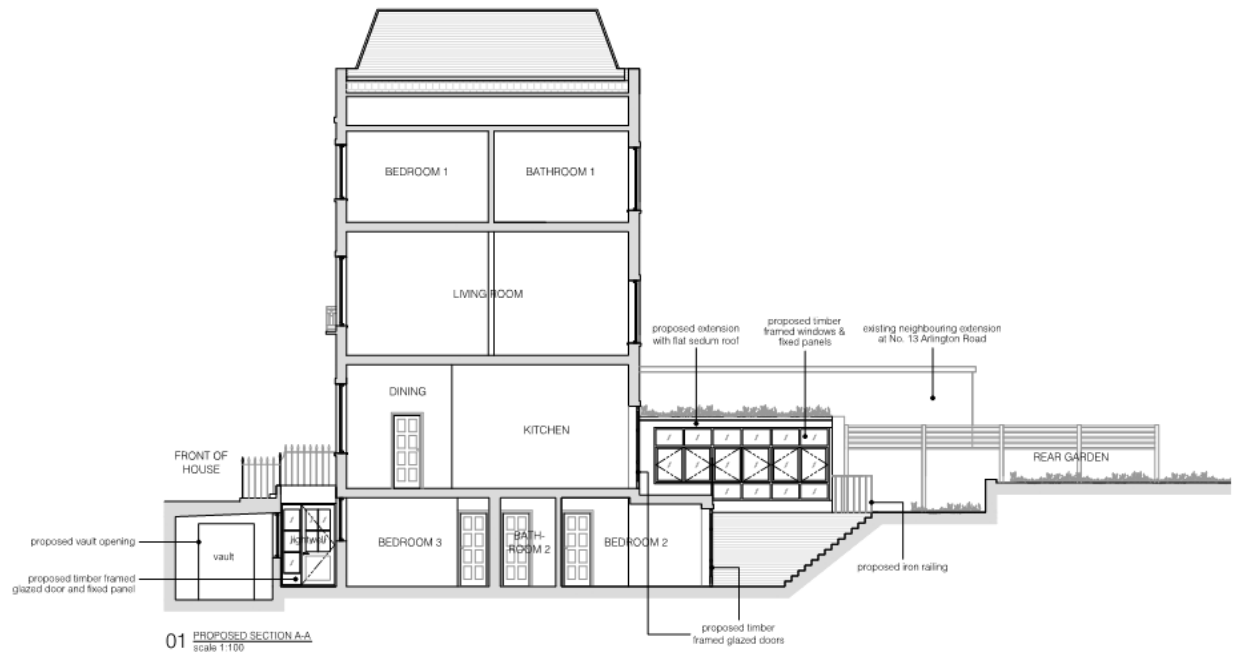


4. Aerial view showing rear of property, with rear extensions to adjoining properties and full-width extension to no. 11.



5. Existing (above) and proposed (below) lower ground and ground floor plans.





6. Proposed section AA, showing side elevation of rear extension and new door to front lightwell.

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	13/09/2021
		N/A / attached		Consultation Expiry Date:	19/09/2021
Officer				Application Number(s)	
Fergus Wong				1) 2021/3491/P 2) 2021/4084/L	
Application Address				Drawing Numbers	
15 Arlington Road London NW1 7ER				See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Removal of existing single storey rear projection and erection of replacement single storey rear extension; provision of replacement timber framed doors on rear elevation (lower ground and ground floor levels), replacement metal railings on terrace, insertion of new door within front lightwell, replacement paving to front garden.					
Recommendation:		1) Grant conditional planning permission. 2) Grant conditional listed building consent.			
Application Type:		1) Householder Application 2) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	A site notice was displayed starting 25/08/2021 and expiring on 18/09/2022. A press notice was published in the Ham & High starting 26/08/2022 and expiring 18/09/2022. The application was re-consulted upon, with site notices being displayed in front of the application site and to the rear (outside no. 30 Albert Street). The site notice was displayed starting 08/07/2022 and expiring on 01/08/2022.			
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses:	<u>Camden Town CAAC:</u> <u>Objection on basis of:</u> 1 <u>Design:</u> Whilst the principle of mansard is acceptable, the introduction of a v-shaped parapet to the rear is unacceptable as none of the neighbouring properties have this feature. <i>Officer response: The proposal has been revised and the mansard roof extension and associated works to the rear parapet have been omitted from the proposed works. There are no changes proposed to the roof of the property.</i> 2 <u>Amenity:</u> As the extension extends further in depth than the extension to no. 17, the windows to the side elevation of the extension would cause unacceptable light spill to no. 17. <i>Officer response: The proposed extension only extends approximately 0.8m further than the extension to no. 17. The extension to no. 17 is three storeys in height and the proposed side windows would face onto its blank side wall. Whilst it is acknowledged that there may be a degree of light spill from the side windows, by virtue of this arrangement it is not considered that there would be any unacceptable impact to the residents of no. 17 as a result.</i>			

Site Description

The application site is a three-storey plus lower ground level, mid-terrace property situated on the west side of Arlington Road. It is Grade II listed, and lies within the Camden Town Conservation Area.

The surrounding area is primarily residential in nature, the application site forming part of a Grade II listed terrace of 15 houses constructed in the 1840s. The original cast-iron railings at no. 15 are specifically mentioned in the listing. Several of the neighbouring buildings in the terrace have deep single storey rear extensions and the immediately adjoining buildings, nos. 13 and 17 have a part single/part two storey and part two storey/part three storey rear extension respectively.

Relevant History

Application site:

2004/1807/P + 2004/1808/L – Refused 21 June 2004

The erection of a mansard roof extension to provide additional residential accommodation.

2006/2475/L – Granted 15 September 2006

Internal alterations with partial demolition, including removal of stud partition walls, opening-up of fireplace, removal of plasterboard ceilings at 2nd floor level. Replacement of glazed roof with new flat roof to semi-basement, replacement of single doors with double doors and replacement of window to WC.

Relevant planning history at neighbouring properties:

2004/3061/L – 19 Arlington Road – Listed building consent Granted 22 September 2004

Alterations and extension, rooflights to flat roof areas and alterations to window and door openings and replacement of existing rear extensions.

2014/6767/P + 2014/7215/L – 13 Arlington Road – Planning permission and listed building consent Granted 24 March 2014

Alterations to rear openings at ground and 1st floor levels, including a glass balustrade, and installation of new sash windows facing the rear and side.

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 (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Camden Town Conservation Area Appraisal and Management Strategy (CAAMS) (2007)

Assessment

1. The proposal

1.1. Planning permission and associated listed building consent are sought for a single storey rear extension at ground floor level to replace the existing rear projection. Replacement doors and metal railings would also be provided to the rear elevation, at ground floor and lower ground floor level. The proposed rear extension is proposed on the southern boundary between the application site and no. 13. It would be half-width,

measuring 2.2m in width, 5.2m in depth and 2.5m in height. It is to be formed of brick with timber framed French doors to the rear and side elevations and a sedum roof and rooflight atop the flat roof.

- 1.2. The proposal had initially included a mansard roof extension and installation of an air source heat pump to the front lightwell. However these elements have now been omitted from the proposal.

2. Assessment

2.1. Design and Conservation

- 2.2. Policy D1 'Design' states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; be sustainable and durable and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Policy D2 'Heritage' states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 2.3. The applicant had initially proposed steel framed windows to the rear extension. However these have been amended to timber following Officer advice in relation to the architectural and historic interest of the Listed building/Conservation Area.
- 2.4. There are a number of rear extensions observed along this terrace, most prominently including at adjoining property no. 13, as well as full-width extensions at nos. 3, 11 and numerous other half-width extensions.
- 2.5. The replacement of the existing non-original extension would not lead to any negative impact on the historic fabric of the listed building.
- 2.6. The proposed extension is acceptable in terms of its size, scale and appearance. It would read as a subservient addition to the property which would respect the architectural language and interest of the Listed building and would not harm the significance of the Listed building or character or appearance of the Conservation Area. The use of traditional materials such as brick and timber fenestration is appropriate in the context of the listed building and wider conservation area.
- 2.7. The green roof atop the extension would preserve the appearance and amenity of the site and represent a sustainable form of development. Details of this green roof are to be secured by a condition, in the interests of the finished appearance and sustainability/biodiversity of the roof. The roof light would only be visible in private views and it is not considered to detract from the architectural or historic interest of the Listed building or the appearance of the Conservation Area.
- 2.8. The replacement railings and doors in the rear elevation of the existing building would be of traditional materials (metal and timber) and they would preserve the architectural integrity of the Listed building and the appearance of the Conservation Area.
- 2.9. A new timber framed door is proposed to the front lightwell, to enclose the space under the entrance stairs and to provide additional floorspace at lower ground floor level; the existing windows to the front vaults would also be enlarged. Following a visit to the area, it can be seen that a number of properties in the terrace have introduced a door to the front lightwell. It would only be visible when standing on the pavement directly in front of the property, and it would not result in any significant harm to the architectural or historic interest of the Listed building or the wider conservation area. The re-paving of the front garden with York stone paving is acceptable in principle. A condition is recommended to secure a sample/a photograph of a sample of the paving to ensure that their appearance is appropriate.
- 2.10. Overall, the proposal is considered to preserve the special interest of the listed building, and it is not considered harmful to the character or appearance of the host building, streetscene or the Camden Town Conservation Area, in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.
- 2.11. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2.12. Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3. Residential Amenity

- 3.1. Policy A1 of the Local Plan seeks to protect the amenity of occupiers and neighbours. The factors to consider include visual privacy, outlook, sunlight, daylight and overshadowing.
- 3.2. Camden Town CAAC has objected on grounds of the side windows to the extension resulting in excessive light spill, affecting the amenity of no. 17.
- 3.3. The side windows to the extension would face the blank side wall of the two-storey extension of no. 17. Given that the proposed extension only extends 0.8m deeper than the extension to no. 17, and that it is set back from this site, it is not considered that it would result in undue light spill or glare for the occupiers at this site.
- 3.4. The proposal would sit behind the rear extension at no. 13 and it would not result in any loss of light, privacy or outlook from any windows or the garden at this site.
- 3.5. The roof light atop the extension would not lead to any direct overlooking or loss of privacy to neighbouring properties.
- 3.6. The works to the front including the new door, enlarged lower ground floor windows and new York stone paving would not have any impact on neighbouring residential amenity.
- 3.7. The development is thus considered to be in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

4. Recommendation

- 4.1. Grant conditional planning permission and listed building consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 8th August 2022, 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: 2021/4084/L
Contact: Fergus Wong
Tel: 020 7974 2968
Email: Fergus.Wong@camden.gov.uk
Date: 3 August 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Brian Oreilly Architects
31 Oval Road
Camden
NW1 7EA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
15 Arlington Road
London
NW1 7ER

Proposal:

Removal of existing single storey rear projection and erection of replacement single storey rear extension; provision of replacement timber framed doors on rear elevation (lower ground and ground floor levels), replacement metal railings on terrace, insertion of new door within front lightwell, replacement paving to front garden.

Drawing Nos: EXISTING/521-100-E; EXISTING/521-101-E; EXISTING/521-102-E; EXISTING/521-103-E; EXISTING/521-200-E; EXISTING/521-300-E; EXISTING/521-301-E; PROPOSED/521-101-P Rev. B; PROPOSED/521-102-E Rev. A; PROPOSED/521-103-P Rev. A; PROPOSED/521-200-P Rev. A; PROPOSED/521-300-P Rev. A; PROPOSED/521-301-P Rev. A; Design and Access with Heritage Statement

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

EXISTING/521-100-E; EXISTING/521-101-E; EXISTING/521-102-E;
EXISTING/521-103-E; EXISTING/521-200-E; EXISTING/521-300-E;
EXISTING/521-301-E; PROPOSED/521-101-P Rev. B; PROPOSED/521-102-E
Rev. A; PROPOSED/521-103-P Rev. A; PROPOSED/521-200-P Rev. A;
PROPOSED/521-300-P Rev. A; PROPOSED/521-301-P Rev. A; Design and
Access with Heritage Statement

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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

Application ref: 2021/3491/P
Contact: Fergus Wong
Tel: 020 7974 2968
Email: Fergus.Wong@camden.gov.uk
Date: 2 August 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Brian Oreilly Architects
31 Oval Road
Camden
NW1 7EA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**15 Arlington Road
London
NW1 7ER**

Proposal:

Removal of existing single storey rear projection and erection of replacement single storey rear extension; provision of replacement timber framed doors on rear elevation (lower ground and ground floor levels), replacement metal railings on terrace, insertion of new door within front lightwell, replacement paving to front garden.

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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 The development hereby permitted shall be carried out in accordance with the following approved plans:

EXISTING/521-100-E; EXISTING/521-101-E; EXISTING/521-102-E;
EXISTING/521-103-E; EXISTING/521-200-E; EXISTING/521-300-E;
EXISTING/521-301-E; PROPOSED/521-101-P Rev. B; PROPOSED/521-102-E
Rev. A; PROPOSED/521-103-P Rev. A; PROPOSED/521-200-P Rev. A;
PROPOSED/521-300-P Rev. A; PROPOSED/521-301-P Rev. A; Design and
Access with Heritage Statement

Reason:

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of development, full details in respect of the green roof in the area indicated on the approved plans shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance;
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
 - iii. full details of planting species and density.

The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) York stone paving to front garden.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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

- 6 The roof of the single storey rear extension hereby permitted shall not be used as a balcony, terrace or for any other ancillary residential purposes.

Reason: In the interests of the amenity of the occupiers of neighbouring dwellings in accordance with policy A1 (Managing the impacts of development) of the LB Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, 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 7974 4444)

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