

**Conservation Area Advisory Committee**

Advisory Committee	Camden Town
Application ref	2022/2748/P
Address	79 Flat B Arlington Road London Camden NW1 7ES
Planning Officer	Nora-Andreea Constantinescu
Comments by	21 Aug 2022
Proposal	Mansard roof extension with three dormers front and back, to existing residential flat.
Objection	Yes
Observations	<p>79 Arlington Road is unique in the street for being double fronted, and is the only house in this terrace which does not have a basement area to one side of the front door. Along with its neighbour at 81, the house terminates the view from Mary Terrace which lies perpendicular to it - the house's front facade is therefore highly visible. Any mansard roof addition will be seen in this context, with the significantly raised gable walls and chimneys also being present in longer and more oblique views along this wider section of Arlington Road. With the house being double fronted the mansard will be particularly bulky and prominent.</p> <p>The Committee is concerned that the DAS gives a misleading picture of the prevalence of mansard roof extensions in Arlington Road - most of these are not relevant to this application. The particular terrace in question, no.s 33 - 95 Arlington Road, is better preserved than elsewhere along the road and the principle of not allowing roof extensions where they do not interrupt an unbroken group of roofs has been strictly followed here, in conformance with CPG.</p> <p>At present there are two groups of mansards: at 87, 89 and 91 (all unlisted) and 47, 49 and 51 (approval given in 1971, prior to listing). These mansards were all approved prior to designation of the Conservation Area in 1986. The Committee notes that No. 53 was given approval for a mansard addition in 2007 (2007/3681/P), being immediately</p>

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adjacent to the existing group and having already lost its original existing rear slated top storey.

39 Arlington Road does not have a mansard (although it has lost its original valley roof formation above the extant original slated 2nd storey rear wall) and the diagram provided in the DAS is therefore not correct in this respect.

Mansards at 81 Arlington Road were refused in 1988 (8802573) and at no. 85 in 1997 (P9602255R1) for the detrimental effect on the appearance of those buildings and the character and appearance of the Conservation Area. An appeal at 85 was dismissed for the same reason. We note also that a more recent application 2021/3631/P at 37 Arlington Road, which originally included a mansard roof extension, was only approved following the removal of that element, which was considered unacceptable, partly due to the fact that a gap would be created between mansards.

The Camden Town Conservation Area Management Strategy, Part 2, Roof alterations and extensions states: "The Conservation Area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline... will not be acceptable."

In the case of no. 79 the roof conforms to the classic valley roof pattern but it also has a hipped ridge to cater for the additional width of the house. The form is therefore unique to the terrace. The DAS states that the existing roof is incongruous, however it is the tiled covering which appears not to be original, the form itself is historic. The front facade of the house is well considered. It is possible that this wider house is the builder's house, with no.s 69 - 77 being the other houses that this builder constructed. As such 79 should be seen in context of its group of 6 houses, none of which have mansard roof extensions.

Removal of historic fabric: We note that there are no photographs of the roof structure internally - whilst the roof covering is not original the internal timber is not documented adequately to provide full justification for its removal.

For the above reasons it is considered that the proposed

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mansard extension and raising of the party walls at no 79 is detrimental to the listed host dwelling, overwhelming the house's scale in view of its bulk and neither preserving nor enhancing the Listed house or the Conservation Area.

**Documents attached**

No details entered

**Documents attached**

[79 Arlington Road CTCAAC Full Comments](#)

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