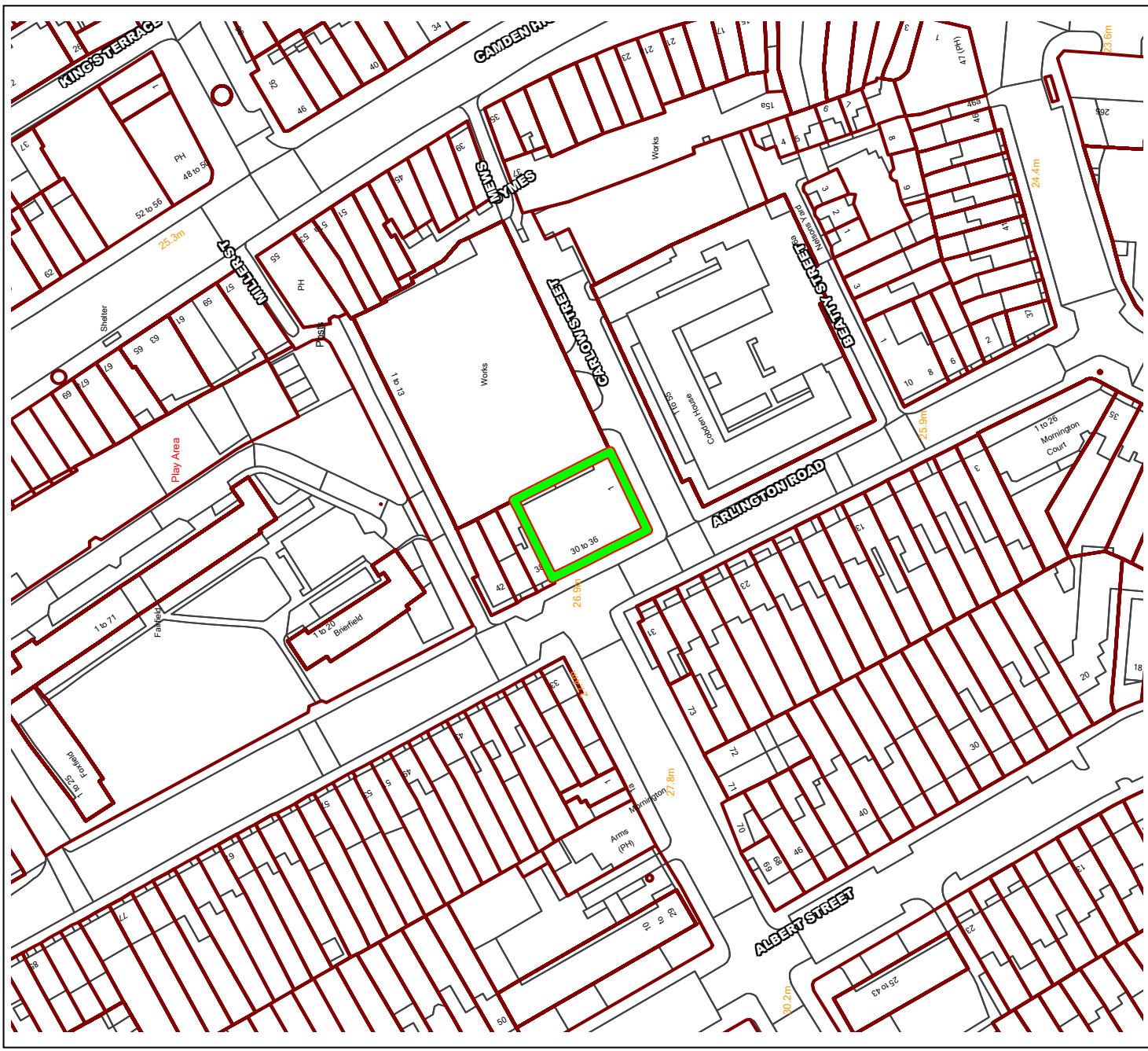


2024/0769/P - Metro House, 36 Arlington Road



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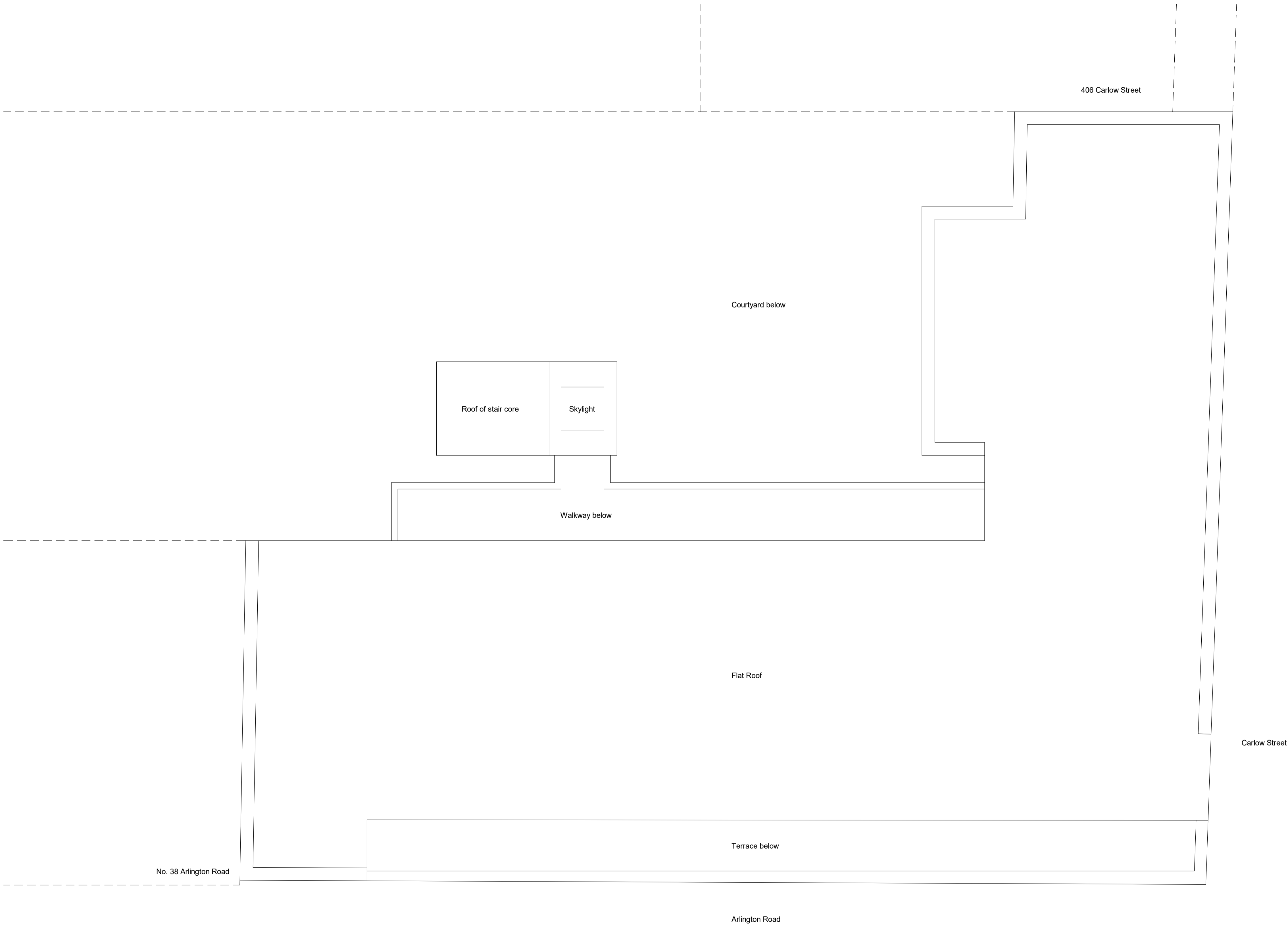
Photos 1 & 2 – showing application site within immediate streetscene in Arlington Road (looking south-east and north-east respectively)



Photos 3 & 4 – showing application site side road leading to Miller Street (looking south-west) and Carlow Street (looking north-west) respectively



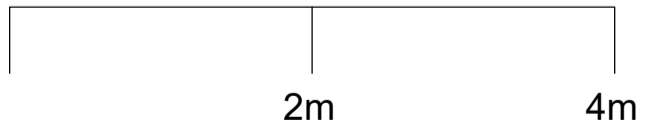
Pre-existing drawings



General Notes

1. Foldable Edge Protection installed for safe access and maintenance of roof

1 Existing Roof Plan
1:50



Do not scale from the drawing. All dimensions to be verified on site by contractor prior to commencement of any shop drawings and any works on site. Report all discrepancies to the Architect immediately.

This drawing is to read in conjunction with all related consultant/engineers drawings and all other relevant information.

REV	DATE	DESCRIPTION	CKD	REV	DATE	DESCRIPTION	CKD
P1	13/05/24	Planning Issue	KAS				

KAS Architects Ltd.
8 Kidderpore Avenue
London NW3 7SU
020 8057 4567
info@kasarchitects.com

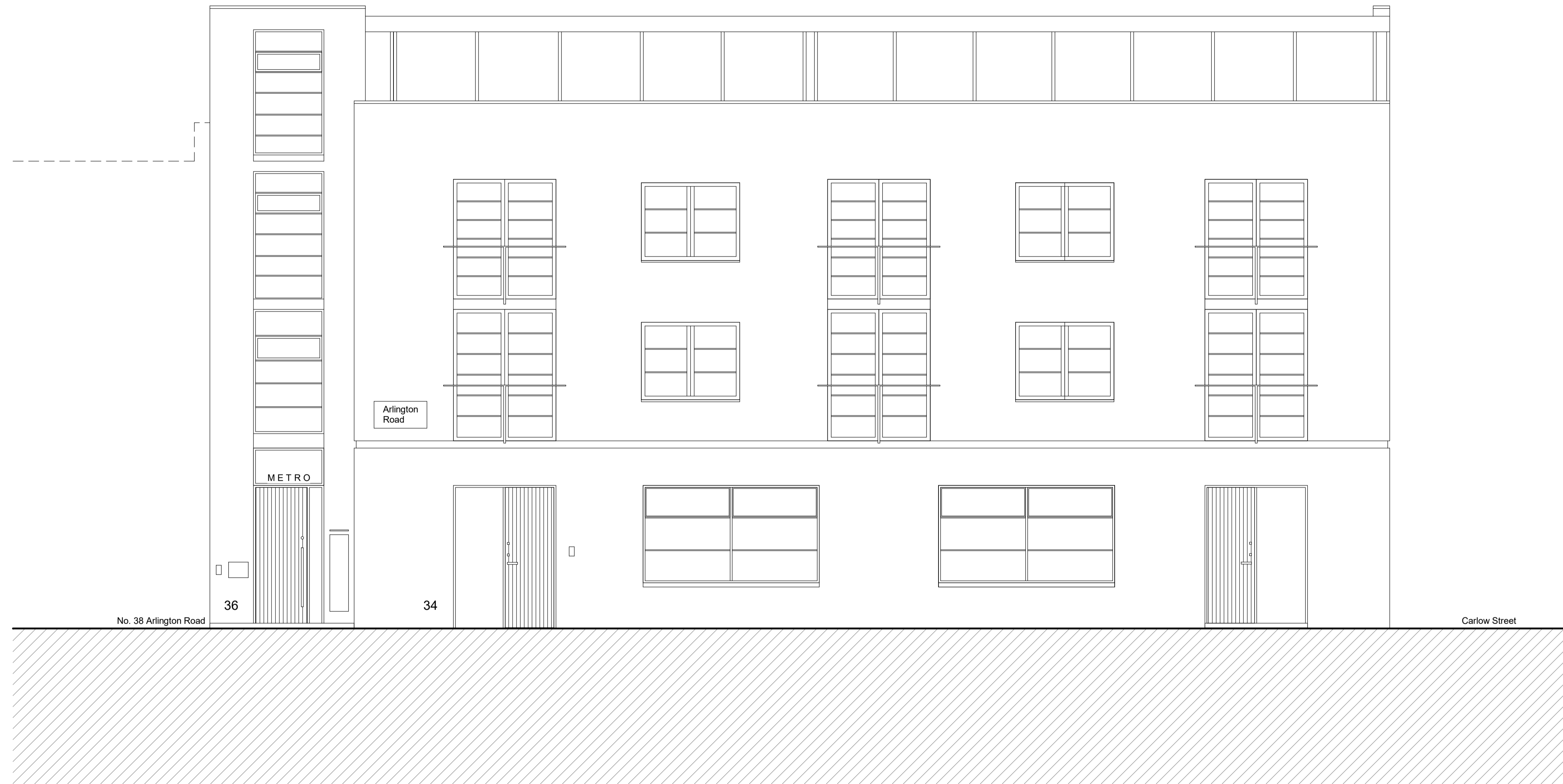
telephone
email

KAS JOB NO: 148

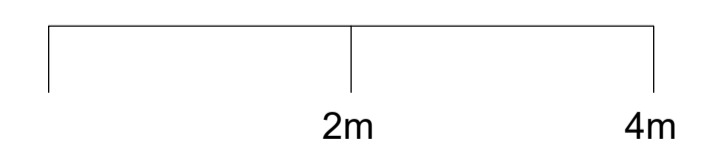
Metro House, 36 Arlington Road, NW1 7HU
Existing Roof Plan
101-00-DR-002
Client: Metro Freehold Ltd
SCALE @ A1: 1 : 50

General Notes

1. Foldable Edge Protection installed for safe access and maintenance of roof



1 Arlington Road Elevation
1:50



Do not scale from the drawing. All dimensions to be verified on site by contractor prior to commencement of any shop drawings and any works on site. Report all discrepancies to the Architect immediately.

This drawing is to read in conjunction with all related consultant/engineers drawings and all other relevant information.

REV	DATE	DESCRIPTION	CKD	REV	DATE	DESCRIPTION	CKD
P1	13/05/24	Planning Issue	KAS				

KAS Architects Ltd.

8 Kidderpore Avenue
London NW3 7SU
020 8057 4567
info@kasarchitects.com

telephone
email

KAS JOB NO: 148

Metro House, 36 Arlington Road, NW1 7HU

Existing West Elevation

101-00-DR-003

Client: Metro Freehold Ltd

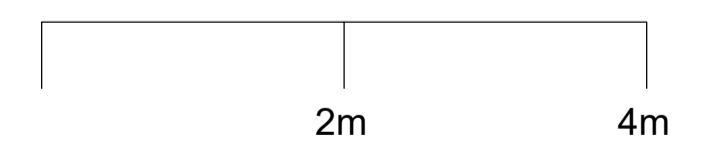
SCALE @ A1: 1 : 50

General Notes

1. Foldable Edge Protection installed for safe access and maintenance of roof



1 Carlow Street Elevation
1:50



Do not scale from the drawing. All dimensions to be verified on site by contractor prior to commencement of any shop drawings and any works on site. Report all discrepancies to the Architect immediately.

This drawing is to read in conjunction with all related consultant/engineers drawings and all other relevant information.

REV	DATE	DESCRIPTION	CKD	REV	DATE	DESCRIPTION	CKD
P1	13/05/24	Planning Issue	KAS				

KAS Architects Ltd.
 8 Kidderpore Avenue
 London NW3 7SU
 020 8057 4567
 info@kasarchitects.com

telephone
email

KAS JOB NO: 148

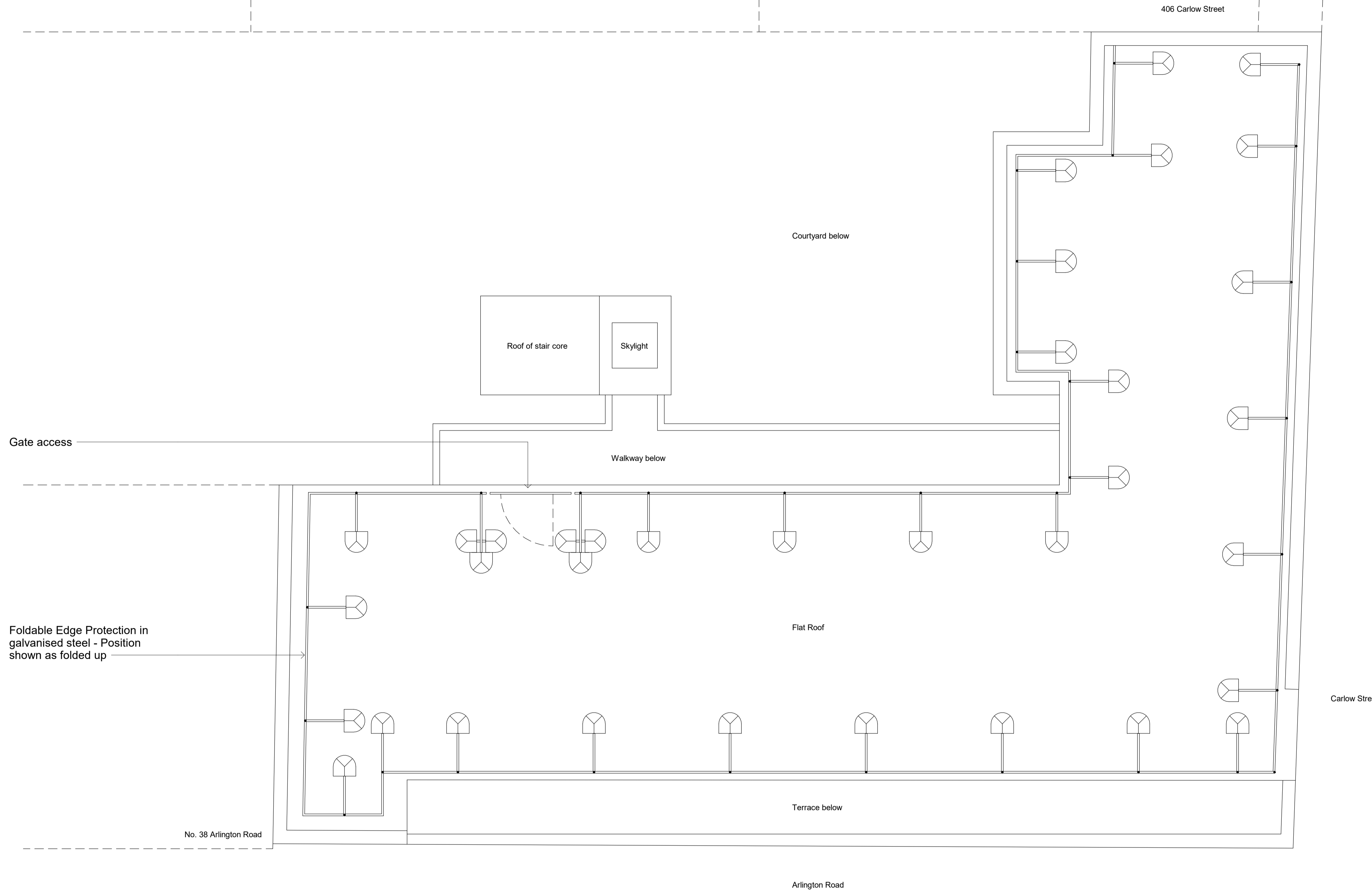
Metro House, 36 Arlington Road, NW1 7HU
 Existing South Elevation
 101-00-DR-004

Client: Metro Freehold Ltd
 SCALE @ A1: 1 : 50

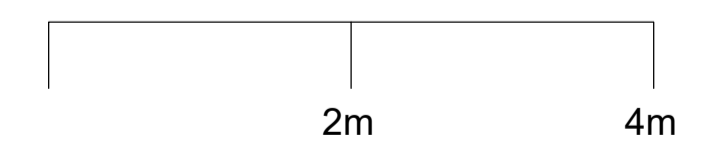
Proposed drawings (as revised)

General Notes

1. Foldable Edge Protection installed for safe access and maintenance of roof



1 Proposed Roof Plan
1:50



Do not scale from the drawing. All dimensions to be verified on site by contractor prior to commencement of any shop drawings and any works on site. Report all discrepancies to the Architect immediately.

This drawing is to read in conjunction with all related consultant/engineers drawings and all other relevant information.

REV	DATE	DESCRIPTION	CKD	REV	DATE	DESCRIPTION	CKD
P1	13/05/24	Planning Issue	KAS				

KAS Architects Ltd.
8 Kidderpore Avenue
London NW3 7SU
020 8057 4567
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telephone
email

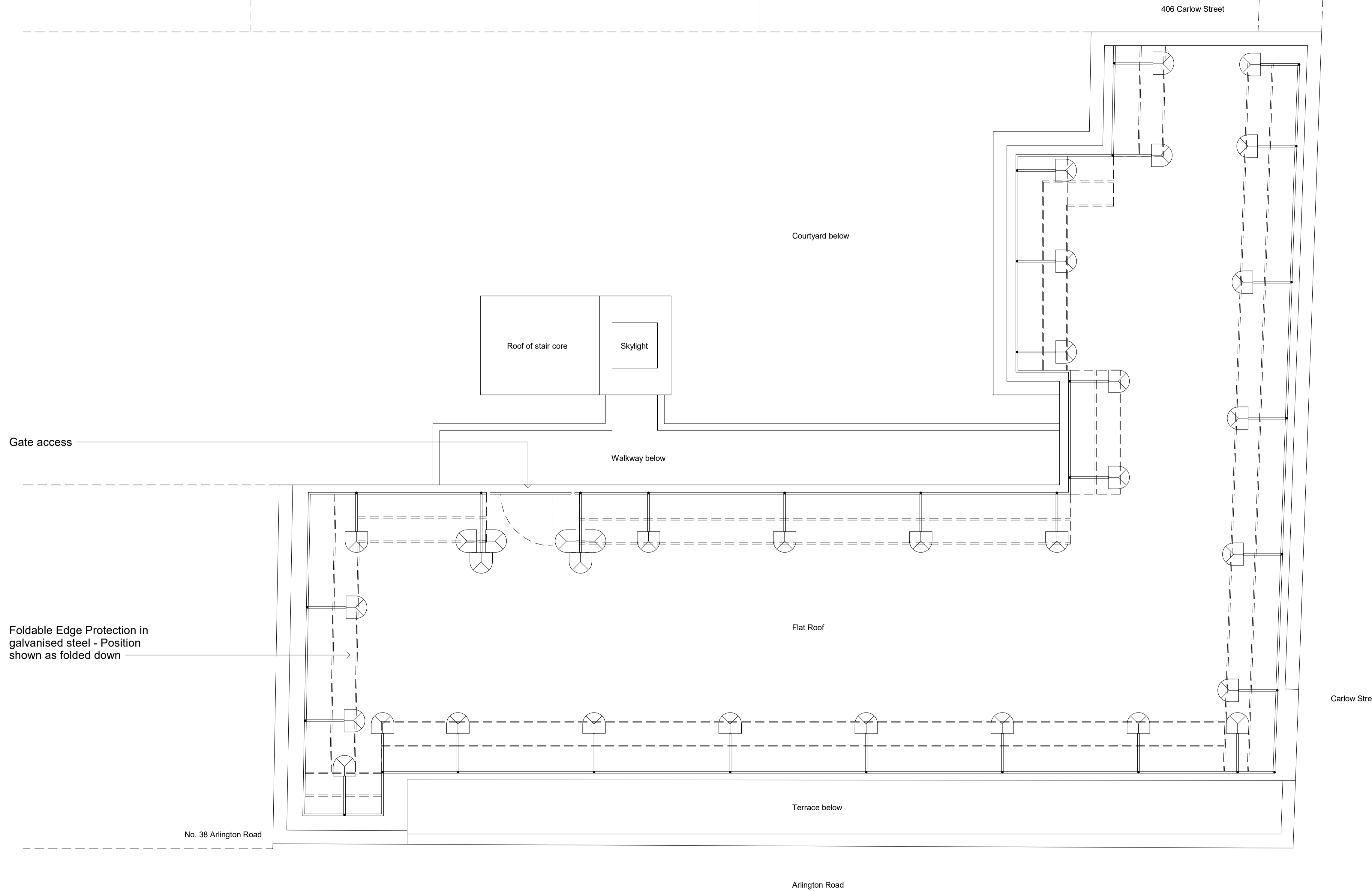
KAS JOB NO: 148

Metro House, 36 Arlington Road, NW1 7HU
Proposed Roof - Protection Folded Up
101-00-DR-005

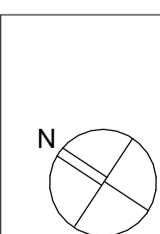
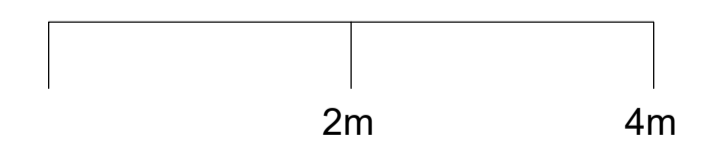
Client: Metro Freehold Ltd
SCALE @ A1: 1 : 50

General Notes

1. Foldable Edge Protection installed for safe access and maintenance of roof



1 Proposed Roof Plan
1:50



Do not scale from the drawing. All dimensions to be verified on site by contractor prior to commencement of any shop drawings and any works on site. Report all discrepancies to the Architect immediately.

This drawing is to read in conjunction with all related consultant/engineers drawings and all other relevant information.

REV	DATE	DESCRIPTION	CKD	REV	DATE	DESCRIPTION	CKD
P1	13/05/24	Planning Issue	KAS				

KAS Architects Ltd.
8 Kidderpore Avenue
London NW3 7SU
020 8057 4567
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telephone
email

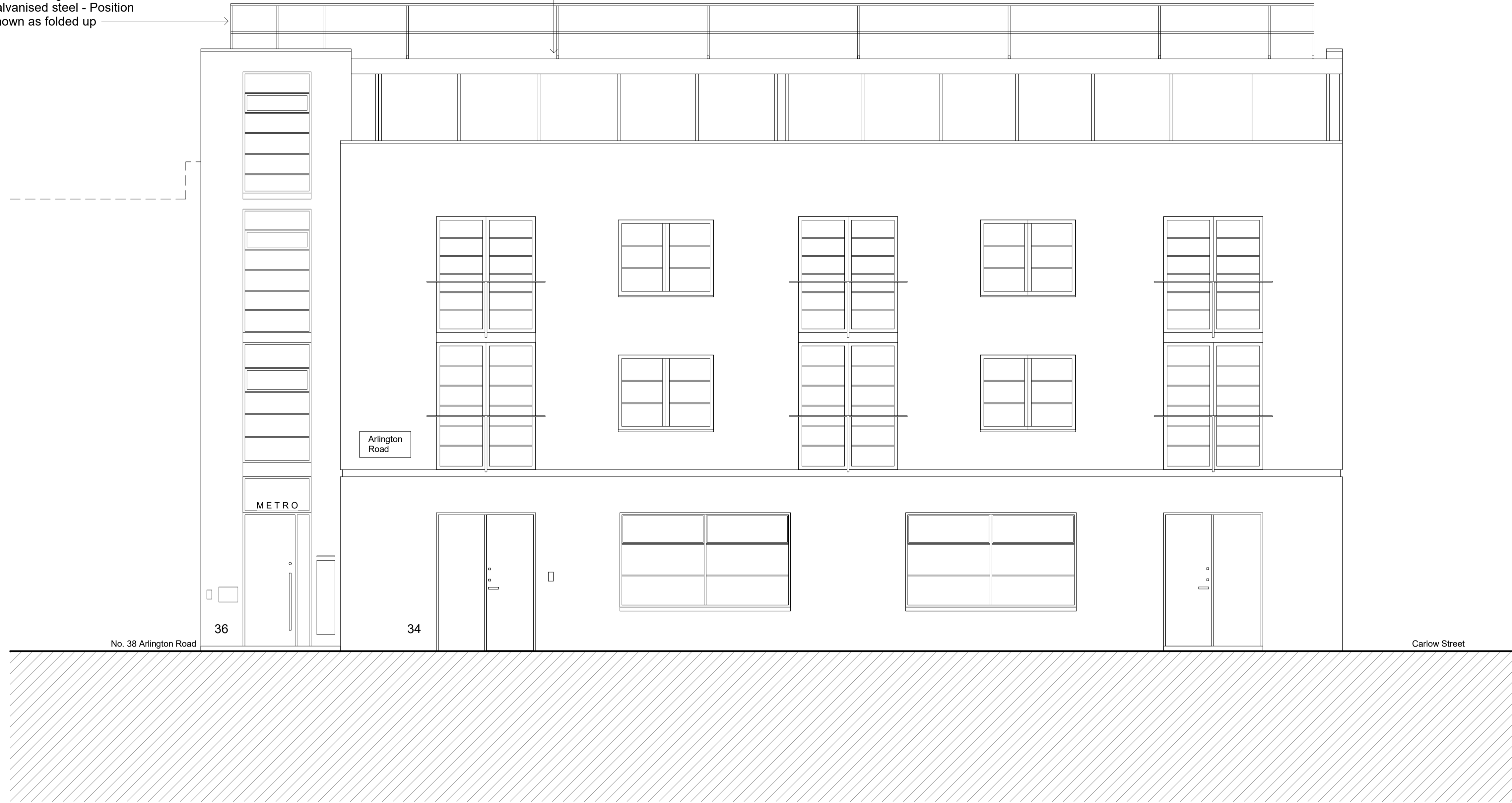
KAS JOB NO: 148

Metro House, 36 Arlington Road, NW1 7HU
Proposed Roof - Protection Folded Down
101-00-DR-010

Client: Metro Freehold Ltd
SCALE @ A1: 1 : 50

Hinged edge protection

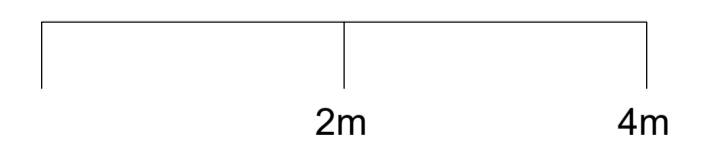
Foldable Edge Protection in galvanised steel - Position shown as folded up



General Notes

1. Foldable Edge Protection installed for safe access and maintenance of roof

1 Arlington Road Elevation
1:50



Do not scale from the drawing. All dimensions to be verified on site by contractor prior to commencement of any shop drawings and any works on site. Report all discrepancies to the Architect immediately.

This drawing is to read in conjunction with all related consultant/engineers drawings and all other relevant information.

REV	DATE	DESCRIPTION	CKD	REV	DATE	DESCRIPTION	CKD
P1	13/05/24	Planning Issue	KAS				

KAS Architects Ltd.

8 Kidderpore Avenue
London NW3 7SU
020 8057 4567
info@kasarchitects.com

telephone
email

KAS JOB NO: 148

Metro House, 36 Arlington Road, NW1 7HU

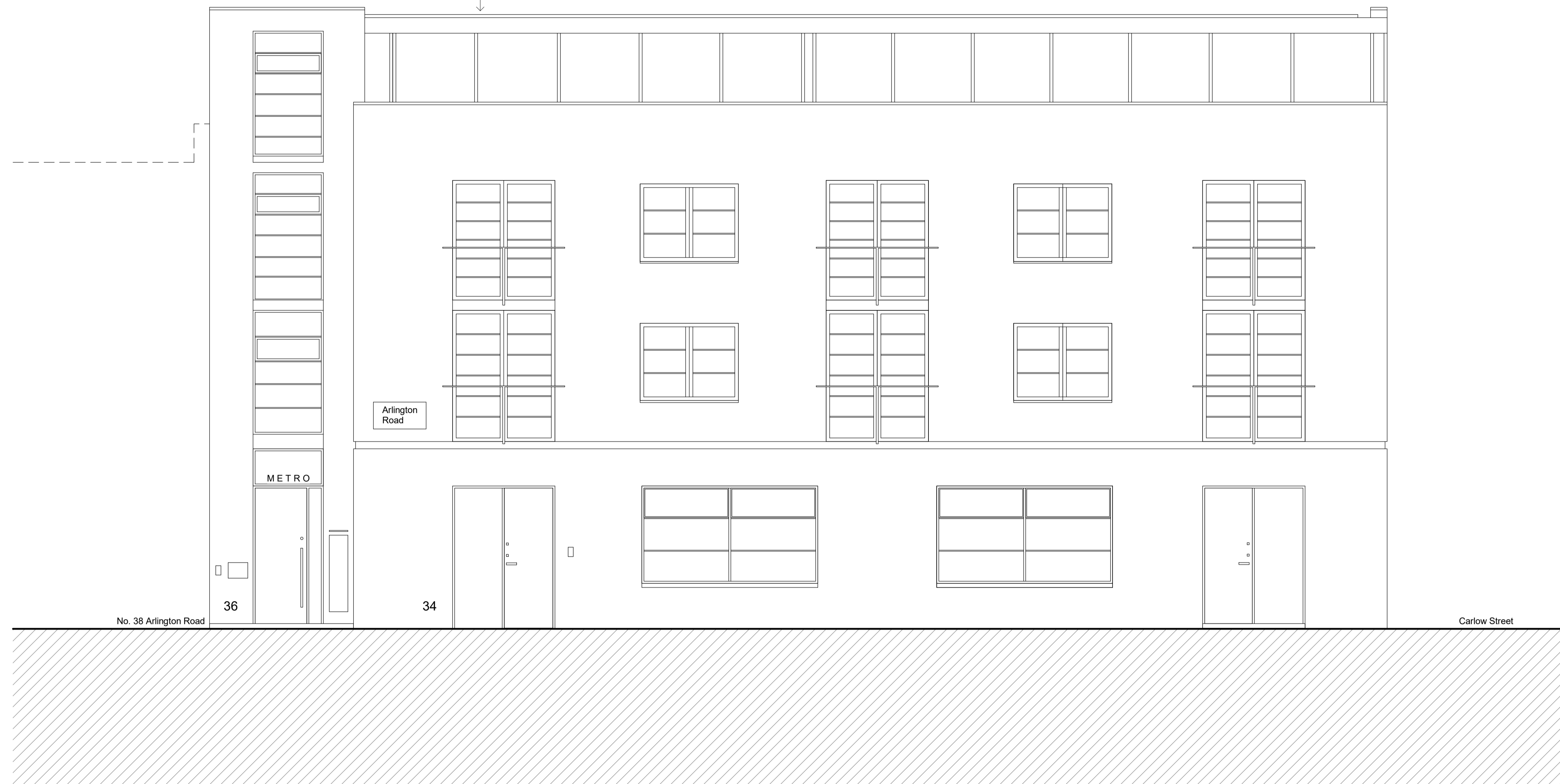
Proposed West - Protection Folded Up
101-00-DR-006

Client: Metro Freehold Ltd
SCALE @ A1: 1 : 50

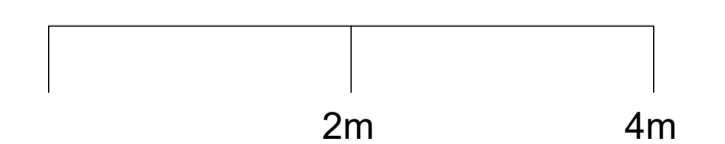
General Notes

1. Foldable Edge Protection installed for safe access and maintenance of roof

Foldable Edge Protection in galvanised steel - Position shown as folded down



1 Arlington Road Elevation
1:50



Do not scale from the drawing. All dimensions to be verified on site by contractor prior to commencement of any shop drawings and any works on site. Report all discrepancies to the Architect immediately.

This drawing is to read in conjunction with all related consultant/engineers drawings and all other relevant information.

REV	DATE	DESCRIPTION	CKD	REV	DATE	DESCRIPTION	CKD
P1	13/05/24	Planning Issue	KAS				

KAS Architects Ltd.

8 Kidderpore Avenue
London NW3 7SU
020 8057 4567
info@kasarchitects.com

telephone
email

KAS JOB NO: 148

Metro House, 36 Arlington Road, NW1 7HU

Proposed West - Protection Folded Down
101-00-DR-008

Client: Metro Freehold Ltd
SCALE @ A1: 1 : 50

General Notes

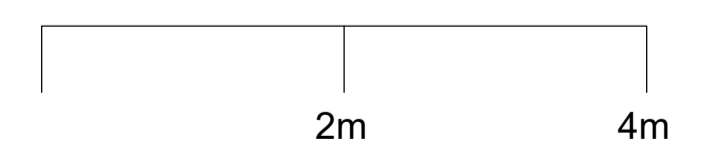
1. Foldable Edge Protection installed for safe access and maintenance of roof

Hinged edge protection

Foldable Edge Protection in galvanised steel - Position shown as folded up



1 Carlow Street Elevation
1:50



Do not scale from the drawing. All dimensions to be verified on site by contractor prior to commencement of any shop drawings and any works on site. Report all discrepancies to the Architect immediately.

This drawing is to read in conjunction with all related consultant/engineers drawings and all other relevant information.

REV	DATE	DESCRIPTION	CKD	REV	DATE	DESCRIPTION	CKD
P1	13/05/24	Planning Issue	KAS				

KAS Architects Ltd.

8 Kidderpore Avenue
London NW3 7SU
020 8057 4567
info@kasarchitects.com

telephone
email

KAS JOB NO: 148

Metro House, 36 Arlington Road, NW1 7HU

Proposed South - Protection Folded Up
101-00-DR-007

Client: Metro Freehold Ltd
SCALE @ A1: 1 : 50

General Notes

1. Foldable Edge Protection installed for safe access and maintenance of roof

Foldable Edge Protection in galvanised steel - Position shown as folded down



1 Carlow Street Elevation
1:50

Do not scale from the drawing. All dimensions to be verified on site by contractor prior to commencement of any shop drawings and any works on site. Report all discrepancies to the Architect immediately.

This drawing is to read in conjunction with all related consultant/engineers drawings and all other relevant information.

REV	DATE	DESCRIPTION	CKD	REV	DATE	DESCRIPTION	CKD
P1	13/05/24	Planning Issue	KAS				

KAS Architects Ltd.
8 Kidderpore Avenue
London NW3 7SU
020 8057 4567
info@kasarchitects.com

telephone
email

KAS JOB NO: 148

Metro House, 36 Arlington Road, NW1 7HU
Proposed South - Protection Folded Down
101-00-DR-009

Client: Metro Freehold Ltd
SCALE @ A1: 1 : 50

Delegated Report		Analysis sheet	Expiry Date	10/07/2024
(Members Briefing)		n/a	Consultation Expiry Date	20/09/2024
Officer			Application Number	
Tony Young			2024/0769/P	
Application Address			Drawing Numbers	
Metro House 36 Arlington Road London NW1 7HU			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal				
Installation of freestanding foldable steel guard rail surrounding flat roof area for safety and edge protection purposes.				
Recommendation	Grant Planning Permission and Warning of Enforcement Action to be taken			
Application Type	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers and local groups:	No. notified	0	No. of responses	06	No. of objections	06
Summary of consultation responses from local residents/groups	<p><u>Initial consultation:</u></p> <p>A <u>site notice</u> was displayed on 19/05/2024 (ending on 12/06/2024) A <u>press notice</u> was advertised in a local newspaper on 23/05/2024 (ending on 16/06/2024)</p> <p>5 x local residents and the Camden Town Conservation Area Advisory Committee (CTCAAC) responded objecting to the <u>original</u> proposal, summarised as follows:</p> <ul style="list-style-type: none"> • <u>Visibility and negative impacts</u> - ugly and very prominent on roof of host building, within streetscene and conservation area, as well as, on settings of nearby listed buildings. • <u>Amenity concerns</u> - given overbearing nature of scaffold-like structure and potential for flat roof to be used as an informal terrace area. • <u>Sets precedent</u> - for other lower buildings with flat roofs to do the same. • <u>Less harmful alternative systems are available</u> - which perform the same task, are fully health & safety compliant and would appear less visible or not visible at all, such as, man-safe or fall arrest systems. <p>In response to concerns expressed by local residents and the CTCAAC, as well as, concerns held by the Council, the applicant revised the proposal and provided amended drawings on 05/09/2024 which showed the safety and edge protection system altered from a steel guard rail fixed permanently upright to a foldable or collapsable rail system.</p> <p><u>Re-consultation:</u></p> <p>Following receipt of the proposed amendments, a period of re-consultation took place from 06/09/2024. The amended drawings were made available to view on the Council's website and emails were sent directly to all local residents who had previously responded, as well as, a consultation request sent directly to the CTCAAC.</p> <p>Following re-consultation, 4 x local residents and the CTCAAC responded objecting to the <u>revised</u> proposal, summarised as follows:</p> <ul style="list-style-type: none"> • <u>Original concerns stated above reiterated</u> – namely, visibility and negative impacts; sets precedent; amenity concerns; and less harmful alternative systems are available. • <u>Concern that foldable system would not be folded down after use</u> <p><u>Officer response:</u></p> <ul style="list-style-type: none"> • <u>Visibility and negative impacts</u> – given the foldable nature of the revised proposal, the system would not be visible within streetscene, conservation area or settings of any nearby listed buildings, except infrequently at times when used for cleaning, repairs and/or maintenance purposes. <p><u>Amenity concerns</u> – the guard rail would not be overbearing as it would mostly be folded down and not visible, particularly by virtue of the</p>					

intended infrequent nature of its use.

The proposal would provide edge protection associated with the cleaning, repair and/or maintenance of the roof and guttering only and not to create a terrace area. Additionally, it is noted that there is no formal access onto the roof from any property. Access is only possible by climbing a ladder from a high-level walkway below roof level to access a safety gate above at the rear of the building (see also Section 4 'Amenity' below).

A condition would be attached to any decision notice to ensure that the approved system shall be used for cleaning, repairs and/or maintenance purposes only.

- Sets precedent – the proposal as revised is considered to be acceptable. Any similar proposals at other application sites submitted in the future would be assessed on their own individual merits.
- Alternative systems – the application proposals have been revised to provide an acceptable alternative system (see Section 3 'Design and appearance' below).
- Fold down mechanism - the proposed edge protection system would only be in use (folded up) during periods when the roof is being cleaned, repaired and/or maintained. Otherwise, the edge protection will be folded down onto the roof when not in use (as confirmed by the applicant on page 7 of the revised 'Design and Access Statement').

Overall, the revised proposal is considered by the Council to be acceptable subject to a number of conditions. The application proposal as revised has been assessed on its own individual merit, taking into account the particular site context, all consultation responses received, as well as, all relevant planning history, policies and guidance (see Section 3 'Design and appearance' below).

Site Description

The application site comprises a 4-storey building located on the north-east side of Arlington Road, near its corner junction with Carlow Street. The building contains commercial/office uses on the ground floor with residential flats above.

The building is not listed and is situated within the Camden Town Conservation Area. The building is identified in the Camden Town Conservation Area Appraisal and Management Plan (adopted October 2007) as making a positive contribution to the conservation area.

The application site adjoins Nos. 38 and 40 Arlington Road which are Grade II listed buildings. A Grade II listed terrace of buildings at Nos. 3-31 (odd) Arlington Road is situated across the road to the south-west of the application site.

Relevant History

There is the following relevant planning history associated with the application site:

9401449 - Refurbishment of existing building and external alterations including an additional storey for use as 2 workshop units (B1) and 7 residential parking spaces on ground floor and 11 residential units on first 2nd and new 3rd floor plus landscaping to rear flat roof. Planning permission granted 12/01/1995

8903576 / 8970506 - Redevelopment to provide four storey houses and a four-storey building for uses within Class B1 of the Town and Country Planning (Use Classes) Order 1987 / Demolition of three storey unlisted building in a Conservation Area. Planning permission and conservation area consent refused 22/03/1990 / Appeals allowed 15/05/1990 (ref. T/APP/X5210/A/89/143491/P2 & E/89/805512/P2)

Enforcement history:

EN23/1015 - Installed a new balustrade on their flat roof. Case file open and under investigation pending outcome of planning application which is the subject of this report (ref. 2024/0769/P).

Relevant policies

National Planning Policy Framework 2023

London Plan 2021

Camden Local Plan 2017

- A1 - Managing the impact of development
- A3 - Biodiversity
- D1 - Design
- D2 - Heritage

Draft Camden Local Plan

The Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications which has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Camden Planning Guidance

- CPG Home Improvements (January 2021) - chapter's 'Key principles' (pages 16-32) and '1. Materials' (pages 36-37)
- CPG Design (January 2021) - chapters 2 (Design excellence), 3 (Heritage) and 5 (Alterations and extensions in non-residential development)
- CPG Amenity (January 2021) - chapters 2 (Overlooking, privacy and outlook) and 3 (Daylight and sunlight)
- CPG Biodiversity (March 2018) – chapters 1-4 (and related tables, boxes and appendices)

Camden Town Conservation Area Appraisal and Management Plan (adopted October 2007)

Assessment

1.0 Proposal

1.1 Planning permission is sought retrospectively for external works to the flat roof area of the application site (see Images 1 and 2 below).



Images 1 & 2 – showing application site (outlined in red)

1.2 The original proposal involved the installation of a freestanding guard rail edge protection system (retrospective) consisting of galvanised steel tube rails (approximately 45mm in diameter) standing 1100mm from the roof finish or surface level. The system would be counterweighted with freestanding rubber pads situated on the roof finish or surface. The guard rails would be

permanently fixed in an upright position.

Amendments

- 1.3 In response to concerns expressed by local residents and the Camden Town Conservation Area Advisory Committee (CTCAAC), as well as, the Council (as outlined in 'Consultations' section above), the applicant revised the proposal and provided amended drawings which showed the safety and edge protection system altered to a proposed foldable system to enable the steel guard rail to be folded down onto the roof surface along the full length of roof area on all elevations when not in use.
- 1.4 The following assessment is based on the proposal as revised and as shown on the associated amended drawings/information. The proposal has been assessed on its own individual merits, taking into account the particular site context, all consultation responses received, and all relevant planning history, policies and guidance.

2.0 Assessment

2.1 The principal considerations material to the determination of this application are:

- the design and impact of the proposal on the character and appearance of the host building, wider streetscene and Camden Town Conservation Area, as well as, on the settings of any nearby listed buildings;
- the impact of the proposal on neighbouring amenity; and
- the impact of the proposal on biodiversity

3.0 Design and appearance

- 3.1 Camden Local Plan Policy D1 (Design) establishes that careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development in Camden which integrates well into its surroundings. As such, the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, its contribution to the public realm, and its impact on wider views and vistas.
- 3.2 Local Plan Policy D2 (Heritage) states that the Council will require that developments preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. This is supported by the Camden Town Conservation Area Appraisal and Management Plan (adopted October 2007).
- 3.3 The host building is a mixed-use building, comprising commercial/office uses on the ground floor with residential flats above. Camden Planning Guidance (CPG) Home Improvements generally advises on some basic principles for alterations to a residential property, including the need to respect and be complementary to the original character of the existing building.
- 3.4 Camden Planning Guidance (CPG) Design advises in Paragraph 5.14 (Alterations and extensions in non-residential development) that roof alterations generally are likely to be unacceptable where they have an adverse effect on either the skyline, the appearance of the building or the surrounding streetscene.
- 3.5 As part of the original proposals, planning permission was sought retrospectively for works already carried out and in situ for the installation of a freestanding steel guard rail surrounding the flat roof area of the host building for safety and edge protection purposes that would be permanently fixed in an upright position (see Images 3 and 4 below).



Images 3 & 4 – views looking south-east from Arlington Road and south-west from side road leading to Miller Street respectively

3.6 After reviewing the original proposal and following a site visit, the applicant was informed by the Council that the existing unauthorised guard rails already in situ were unsympathetically installed, resulting in a visually dominant appearance, which unacceptably harms the character and appearance of the host building and parts of the surrounding streetscene, and does not preserve or enhance the character or appearance of the Camden Town Conservation Area in which they are located.

3.7 The edge protection guard rails are most visible and harmful in views looking south-east from within Arlington Road and south-west from the side road leading to Miller Street (see Images 3 and 4 above) where they are clearly visible at roof level by virtue of their permanent fixing in an upright state in an elevated position, and as such, appear prominently against the skyline. The set-back position of the roof on the principal elevation in Arlington Road does not lessen the prominence of the guard rails in views looking towards the host property in a south-easterly direction. As a consequence, the guard rails stand out markedly and appear visually dominant in these contexts, particularly as a result of their permanently raised state.

3.8 The incongruous nature, utilitarian design and inappropriate presence of the guard rails are heightened by their position very close to the roof edges in most places and fixed beyond the roof edges in others (for instance, in views at the rear from the side road leading to Miller Street). Fixing or extending guard rails in this way to the outside face of the building is considered to be both inappropriate and unnecessary. The positioning of the guard rails so close to or beyond the roof edges results in a significantly more visible appearance and prominence against the skyline than might otherwise be the case.

3.9 In accordance with Paragraph 38 of the National Planning Policy Framework (NPPF), therefore, the applicant was given an opportunity to consider and respond to the concerns expressed by the Council in regard to the original proposals, as well as, those raised by local residents and the CTCAAC during the statutory consultation period. In response, the applicant submitted revised drawings in order to address concerns raised. A period of re-consultation then followed to allow residents, local groups and any other interested parties time to consider the proposed amendments and provide any comment should they choose to do so (see 'Consultations' section above).

3.10 As part of the amendments, it is firstly noted from the submitted drawings and information received that the safety and edge protection system has been revised to include a folding mechanism which enables the proposed steel guard rails to be collapsed downwards onto the roof

surface and folded backwards away from the roof edge along the full length of roof area on all elevations when not in use (see Images 5 and 6 below).

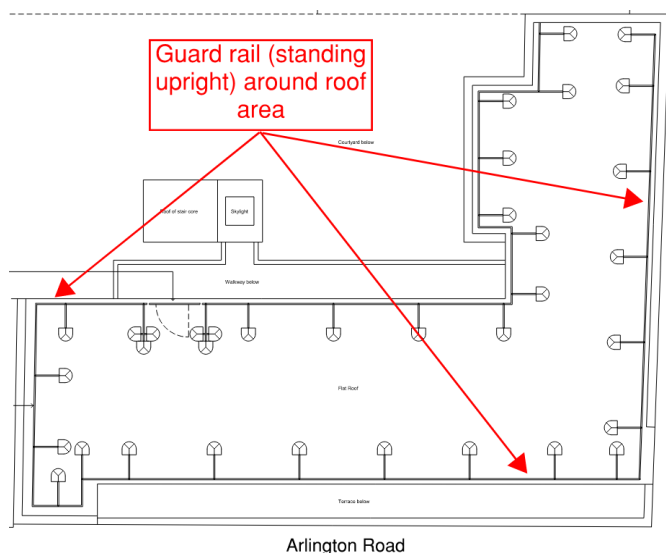


Image 5 – roof plan as revised (guard rails in upright state)

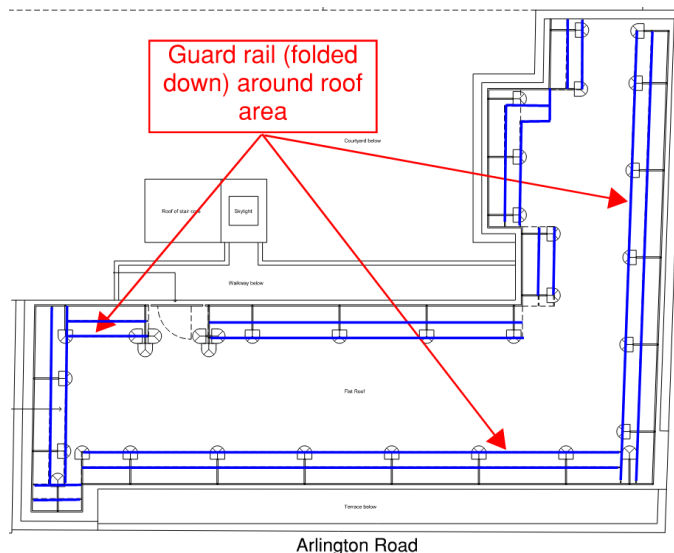


Image 6 – roof plan as revised (guard rails folded down / lowered state)

3.11 The blue lines in Image 6 denote the set-back and lowered position on the flat roof surface when folded down as amended in the revised proposals. This would ensure that the guard rails would not be visible when folded down and only be visible from certain vantage points at street level when in use. This would be during times when it is necessary to clean guttering, or perhaps to carry out works of repair, inspection and/or maintenance to the roof or building services equipment located at roof level. Given the likely infrequent nature of this intended use, the proposed operation of a foldable guard rail system as revised would help ensure that any adverse visual impacts that might arise as a result of the proposal are minimal and occasional (see Images 7 and 8 below).

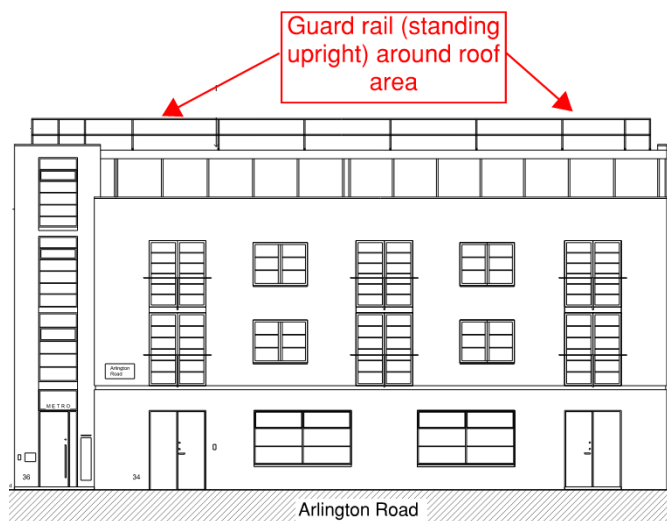


Image 7 – front elevation as revised (guard rails in upright state)

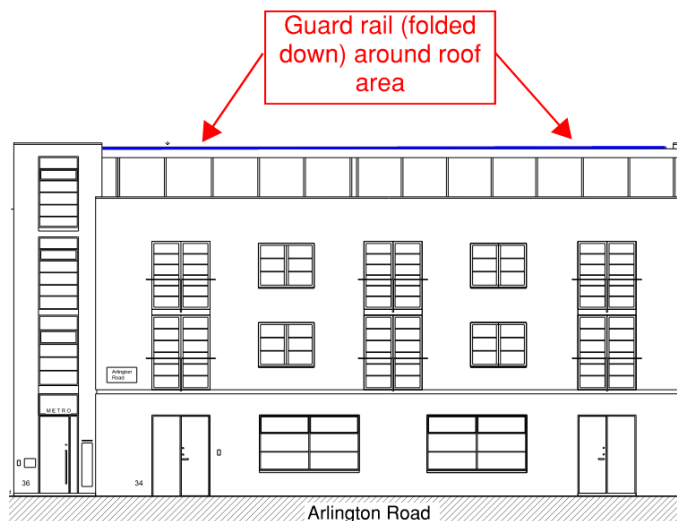


Image 8 – front elevation as revised (guard rails folded down / lowered state)

3.12 Additionally, it is also noted that the guard rails have been amended so as not to extend beyond the roof edges as would have been the case in the original proposals (for instance, as currently in views at the rear of the application site from the side road leading to Miller Street). Fixing or extending guard rails in this way to the outside face of the building is considered to be both inappropriate and unnecessary. As such, the repositioning of the guard rails to a more set-back position, away from the roof edges as revised, would assist in reducing the prominence of the guard rails against the skyline during the times when the system is operational and in use which is considered to be an improvement on the original proposed scheme.

3.13 Importantly, this alternative revised approach of using a foldable or collapsible system has been confirmed by the applicant as being compliant with EN 13374 which is the European Standard that specifies requirements and test methods for temporary edge protection systems. In

this case, compliance with this standard ensures the safety and well-being of everyone on site when using the proposed system (Standard Vertical Folding Guardrail System) and confirms that it is suitably designed to help prevent people from falling from heights during times when maintenance or other work is being carried out on the flat roof area of the host building (as specified in the supporting 'KeeGuard Foldshield Operation & Maintenance Manual' document which forms part of the application submission).

- 3.14 Overall, therefore, the revised proposal is considered to be acceptable in terms of its design, location, proportions and material, such that, the character and appearance of the host building, wider streetscene and Camden Town Conservation Area would be preserved, and it would not be harmful within the settings of any nearby listed buildings, in accordance with Local Plan Policies D1 (Design) and D2 (Heritage) and all relevant guidance.
- 3.15 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Camden Town Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4.0 Amenity

- 4.1 Local Plan Policy A1 (Managing the impact of development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission to development that would not harm the amenity of communities, occupiers and neighbouring residents. This is supported by Camden Planning Guidance (CPG) Amenity which requires that the potential impact on the amenity of neighbouring properties must be fully considered and seeks developments to be designed to protect the privacy of both new and existing dwellings to a reasonable degree.
- 4.2 Concern was expressed by some local residents in consultation responses received by the Council in regard to the original proposals that the guard rails appeared as a scaffold-like structure and was overbearing. However, the proposed system as revised would now allow the guard rails to be collapsed downwards onto the roof surface and folded backwards away from the roof edge along the full length of roof area on all elevations when not in use. This would significantly reduce the visibility and presence of the guard rails as they would not be permanently visible (especially given the intended infrequent nature of the system's use as outlined above) as would have been the case with the original proposal. Therefore, any adverse visual impacts that might arise as a result of the revised proposal are considered to be minimal and occasional, and as such, would not have any significant undue impact on the outlook of occupiers of neighbouring properties.
- 4.3 Concern was also expressed by some local residents in relation to the potential for using the roof space as a terrace space as a result of the proposal. In this regard, it is firstly important to note that the proposal is intended to provide edge protection and safety associated with the cleaning, repair and/or maintenance works at roof level and not to create a terrace area.
- 4.4 Secondly, the applicant has confirmed that there is no formal access onto the roof from any property. Access is only possible by climbing a ladder from a high-level walkway below roof level to access a safety gate above at the rear of the building. Contractors engaged to carry out works on the roof are required to bring their own ladder for this purpose. Therefore, the current means by which the roof is accessed would remain unaltered by the proposals. As such, the probability that the proposal might in some way encourage or increase opportunities to use the roof as a terrace space by its residents is considered to be extremely unlikely.
- 4.5 Nevertheless, given local concerns, a condition would be attached to any decision notice to ensure that the approved system shall only be used during periods when cleaning, repairs and/or maintenance works are taking place at roof level and should otherwise remain in a folded down or collapsed state.
- 4.6 Overall, therefore, the revised proposal is considered to accord with Local Plan Policy A1 (Amenity) and all relevant guidance, and is acceptable in amenity terms.

5.0 Biodiversity

- 5.1 Local Plan Policy A3 (Biodiversity), in support the London Biodiversity Strategy and the Camden

Biodiversity Action Plan (BAP), seeks to ensure that the Council maximises opportunities for biodiversity in and around developments in order to deliver a net gain in biodiversity and a range of wider environmental benefits.

5.2 In this case, based on the information provided, there is no requirement for the approval of a Biodiversity Gain Plan as the development falls below the de minimis threshold given it would not impact an onsite priority habitat and it would impact less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat.

6.0 Recommendation

6.1 It is therefore recommended that planning permission be granted with a warning of enforcement action to be taken.

6.2 ENFORCEMENT ACTION TO BE TAKEN:

6.3 If the existing rail system has not been amended to become foldable in line with the consent hereby approved (and all constituent materials removed and damages made good) within ONE (1) month from the date of this decision, it is recommended that the Director of Supporting Communities will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 18th November 2024, 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: 2024/0769/P
Contact: Fast Track TY
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 8 November 2024

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

Barnard Cook London Limited
135 Bramley Road
London
N14 4UT

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted and Warning of Enforcement Action

Address:

Metro House
36 Arlington Road
London
NW1 7HU

DECISION

Proposal:

Installation of freestanding foldable steel guard rail surrounding flat roof area for safety and edge protection purposes.

Drawing Nos: Site location plan; (101-00-DR-)002 rev P1 to 010 rev P1 (inclusive) received 05/09/2024; KeeGuard Foldshield Operation & Maintenance Manual from Safesite (ref. SAF_KGFoldshield_0417); Design and Access Statement from KAS Architects dated May 2024 (revised and received 24/09/2024).

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: Site location plan; (101-00-DR-)002 rev P1 to 010 rev P1 (inclusive) received 05/09/2024; KeeGuard Foldshield Operation & Maintenance Manual from Safesite (ref. SAF_KGFoldshield_0417); Design and Access Statement from KAS Architects dated May 2024 (revised and received 24/09/2024).

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 The approved foldable steel guard rail shall only be used during periods when works associated with cleaning, repairs and/or maintenance are taking place at roof level at the application site and should otherwise remain in a folded down or collapsed state.

Reason: In order to safeguard the amenities of the neighbouring occupiers and the character and appearance of the premises and immediate area in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 ENFORCEMENT ACTION TO BE TAKEN:

If the existing rail system has not been amended to become foldable in line with the consent hereby approved (and all constituent materials removed and damages made good) within ONE (1) month from the date of this decision, it is recommended that the Director of Supporting Communities will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

- 2 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).

- 3 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.
- 4 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>

Yours faithfully

Chief Planning Officer