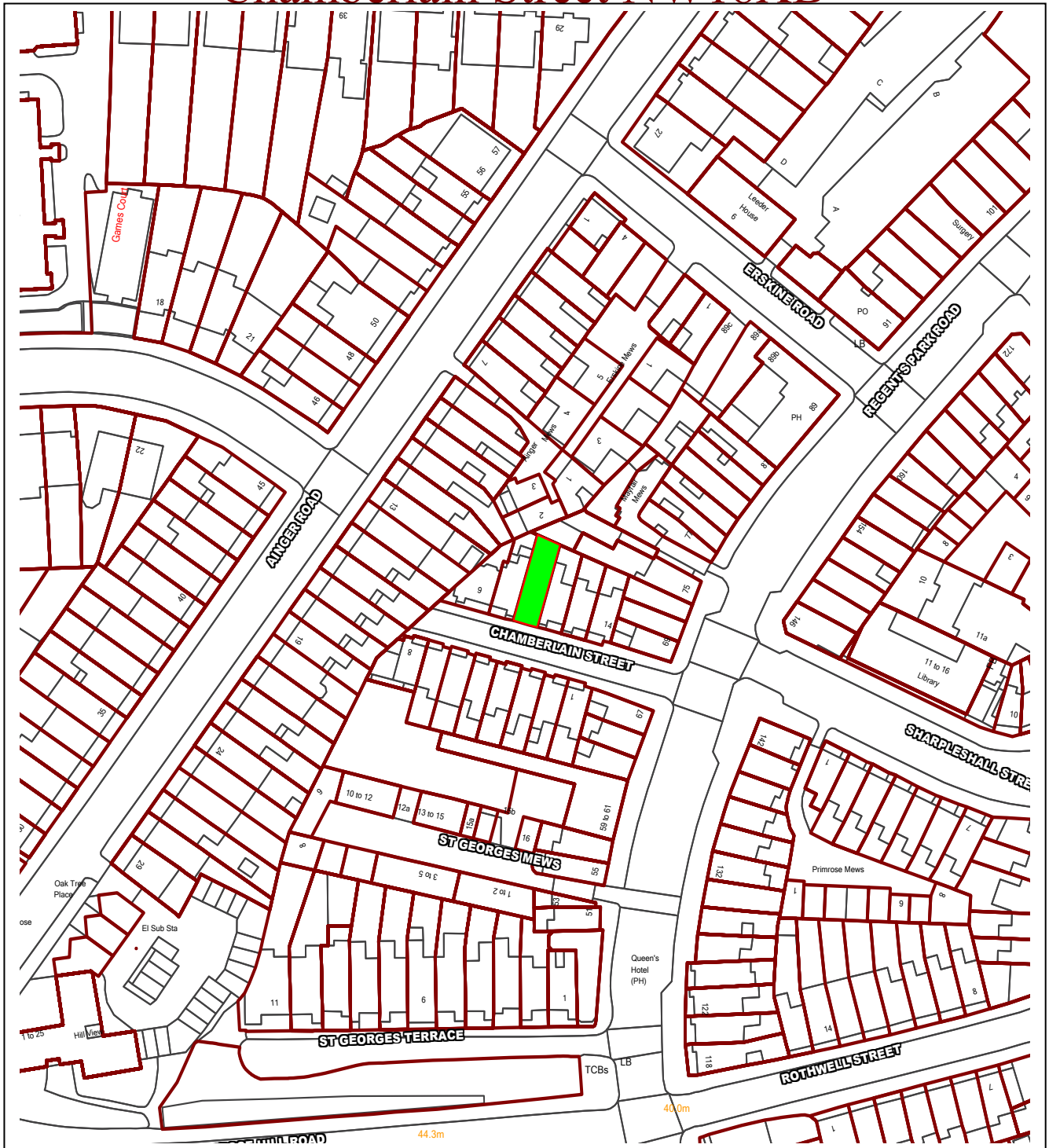


2022/4099/P & 2022/4735/L 11
Chamberlain Street NW18XB



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Image 1. Aerial view

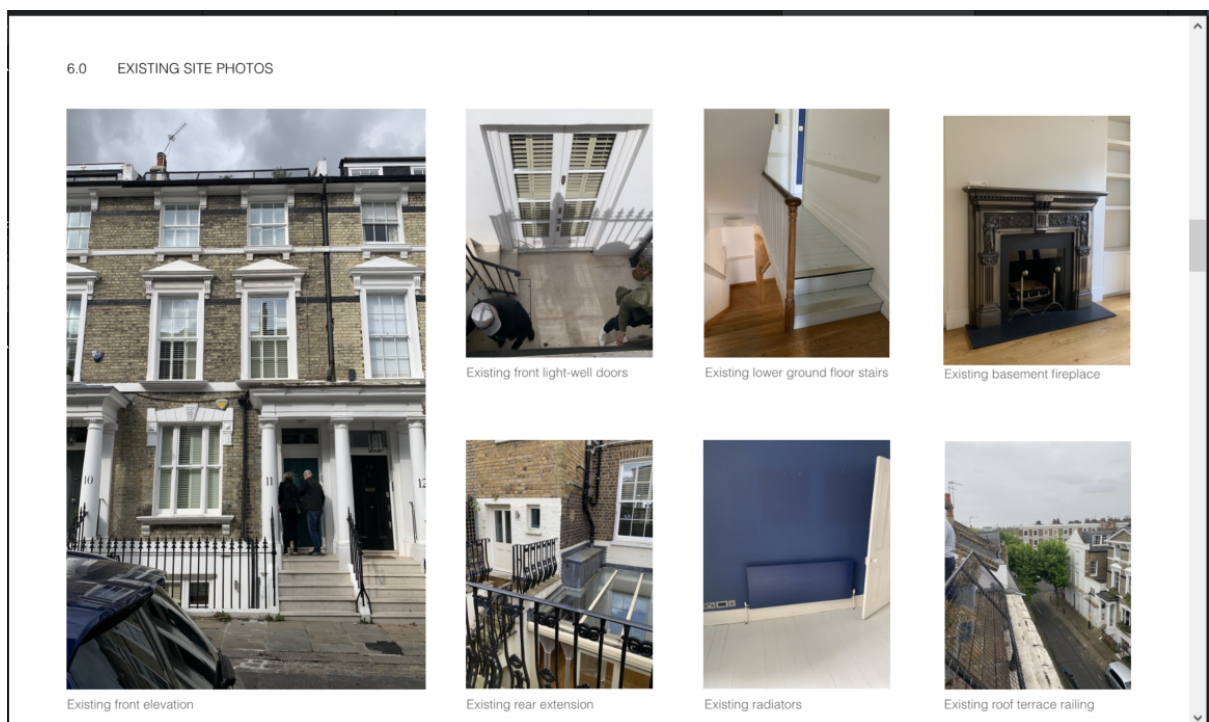


Image 2. Showing the existing front elevation from various level and internal arrangements

6.0 EXISTING SITE PHOTOS



Existing lower ground floor



Existing roof



Existing rear extension



Existing lower ground floor



Existing roof

Image 4. Showing the internal and external aspect of the dwelling.

APPENDIX A - EXISTING ROOF

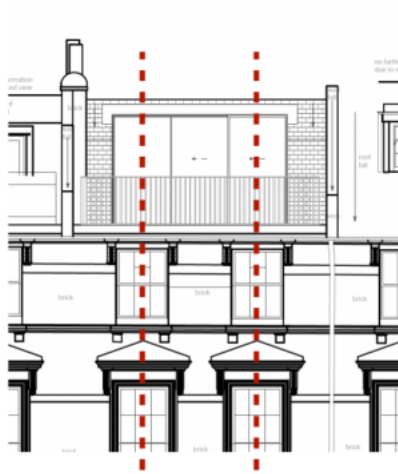


No's 10, 11, 12 & 13 Chamberlain Street have had extensive alterations made to the existing roof forms, resulting in a variety of different scenarios along the terrace. No 11 currently has a roof terrace, accessed by double doors, and a series of small roof-lights punctuating the remained of the pitched roof. The current condition of the doors, tiling, flashing, flooring and railings is very poor and in need of and upgrade.



Image 4. Showing the existing extension with context of the neighbouring dwellings

APPENDIX B - PROPOSED ROOF ALTERATIONS



The proposal seeks to re-clad and tidy up the roof, while refining the massing.

With sliding doors split into three, the fenestration is aligned with the rhythm and axis of the facade below. To either side of the opening, the roof form is reinstated back to the original pitch to assist in expressing a more traditional dormer arrangement.

The railing will follow the form of the existing but will instead be replaced with delicate and slim vertical bars - which will read more subtly and in keeping with the context.



Image 5. Showing the proposed change at roof level



Image 6. Existing and proposed front and rear elevations.

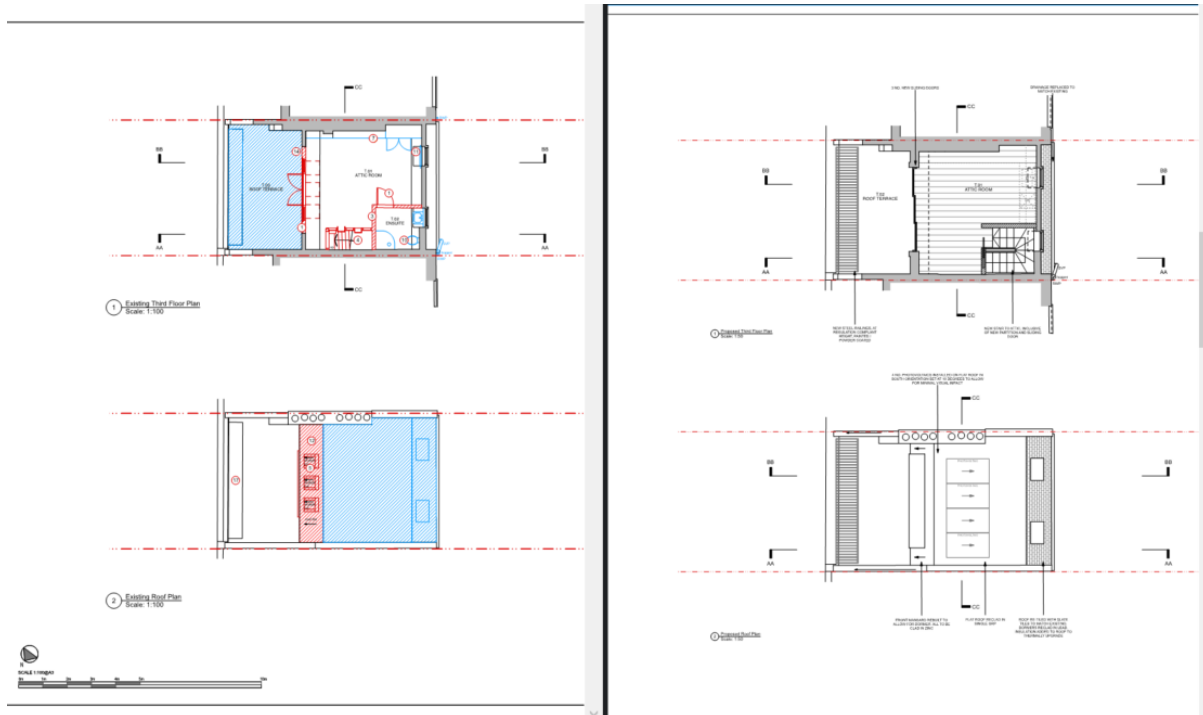


Image 7. Existing and proposed third floor and roof plan

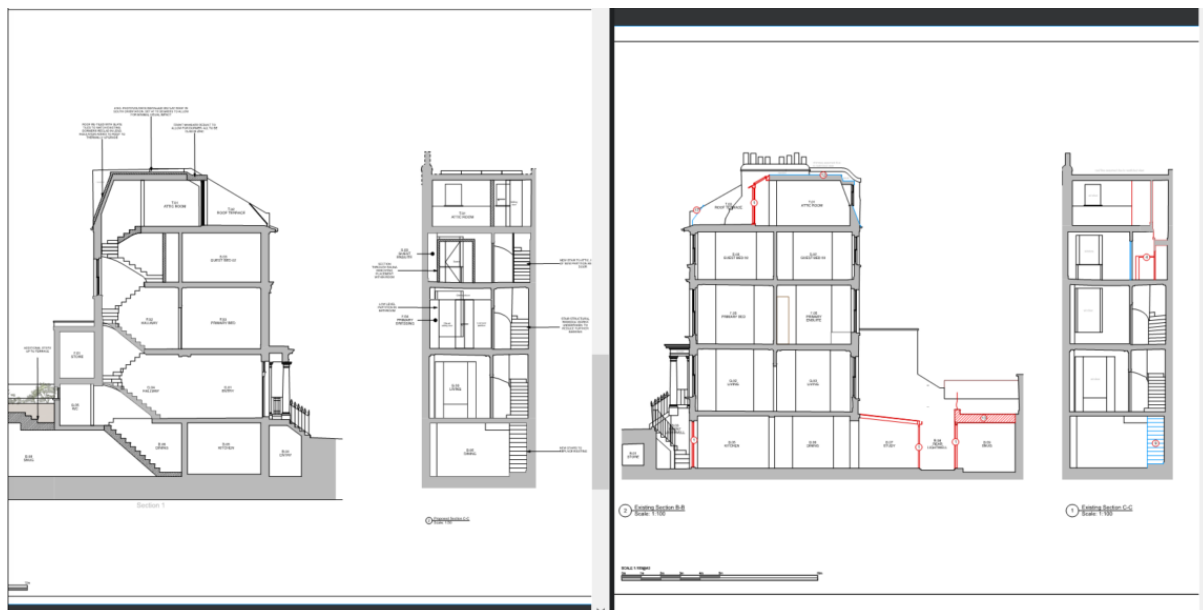


Image 8. Proposed and existing Section BB and CC

Delegated Report		Analysis sheet	Expiry Date:	27/12/2022
		N/A	Consultation Expiry Date:	11/12/2022
Officer			Application Number(s)	
Obote Hope			(i) 2022/4099/P (ii) 2022/4735/L	
Application Address			Drawing Numbers	
11 Chamberlain Street London NW1 8XB			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>(i) Demolition of existing lower ground floor extension and reconfiguration rear garden terrace and basement, installation of PV panels on the main roof, rebuilding of the mansard roof extension and alteration to the fenestration/façade treatment to the front and rear.</p> <p>(ii) Demolition of existing lower ground floor extension and reconfiguration rear garden terrace and basement, recladding of modern roof extension, rebuilding of the mansard roof extension and installation of PV panels on the main roof, alterations to the fenestration/façade treatment to the front and rear, with associated internal reconfiguration including the installation of new internal staircase arrangement.</p>				
Recommendation(s):	1. Grant Conditional Planning Permission 2. Grant Conditional Listed Building Consent			
Application Type:	1. Full planning application 2. Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>Site notice displayed from 09/11/2022 until 03/12/2022. Advertised in the Ham and High 17/11/2022 until 03/12/2022.</p> <p>No representations received.</p>					
CAAC/Local groups* comments: *Please Specify	<p>The Primrose Hill CAAC has objected to the proposal on the following grounds:</p> <ol style="list-style-type: none"> 1. The proposed single dormer projects further forward than the existing, and; 2. The proposed ASHP (Design + Access 12.2) and PV panels should be proposed as part of an enhanced programme of reduced heat-loss. This is not proposed, but if it were, the details of insulation, including windows, should be provided given that this is a Listed Building. <p><i>Officer comments are as follows:</i></p> <ol style="list-style-type: none"> 1. The proposed main mansard roof would be demolished and rebuilt to include dormer extensions and as the revised the proposed dormer is considered a subservient addition to the main roof, please see the design section in 4.8 and 4.9 below for further justification, and; 2. The ASHP has been omitted from the proposal. <p>Officers are satisfied with the level of detail submitted thus far, especially in response to questions raised by the Local CAAC and appropriate conditions have been recommended to secure additional details relating to the impact of the proposed alterations at roof level.</p>					

Site Description

No 11 Chamberlain Street is part of the Listed Grade II terrace forming the north side to the west of Regents Park Road constructed in the mid 1850's, of a symmetrical terrace of six houses. The building is 5 storeys including loft and basement, which is constructed of yellow stock brick with blue brick bands and stucco dressings and stands 3-storeys tall with a basement. It is in use as a single family dwelling. The site is located within the Primrose Hill Conservation Area.

Relevant History

2009/1248/P – Planning permission for the Construction of a basement gym/exercise room under the rear garden of the single family dwelling house, insertion of new York stone stairs into the front light-well to be served by a new gate within the existing metal railings and replacement of door at basement level to the front light-well. **Granted** on 28/07/2009.

2007/4061/P - Planning permission for the erection of an extension at lower ground floor level with terrace above at rear of single dwelling house (Class C3). **Granted** on 04/10/2007.

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **A5** Basement/lightwell
- **D1** Design
- **D2** Heritage
- **CC1** Climate change mitigation
- **CC2** Adapting to climate change

Camden Planning Guidance:

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

Conservation Statements:

- Primrose Hill Conservation Statement 2001

Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

Assessment

1.0 The proposal

1.1 Planning permission and listed building consent are sought for the following works:

Lower ground floor

- Demolition of the lower ground floor extension and moving the lightwell back into its original position.

Upper Ground floor

- Installation of new stair from lower to ground floors
- At upper ground floor level it's proposed to reconfigure the WC and access at upper ground floor level of the closet wing to provide access to the rear courtyard, and;
- Demolition and rebuilding of the rear garden terrace.

First Floor

- Relocation of the door to the master bedroom, and;
- Replacement of the window in the closet wing.

Second/Third Floors:

- Installation of a new stair between the second and third floors, following the reconfiguration of the existing;
- Recladding of the roof in like for like slate tiles, and;
- Demolition of the mansard and rebuilt with new dormer and the installation of sliding door.

2.1 During the course of the application revisions to the proposed scheme were requested in order to address concerns raised by officers. The revisions made to the proposed scheme are summarised as follows:

- Lowered the height of the dormer so it is secondary to the main roof;
- Reduce the overall width of the sliding doors;
- Reduced the depth of the mansard roof, and;
- Omission of the ASHP
- Reduce the thickness of the window frames.

3. Assessment

3.1 The principal considerations material to the determination of this application are as follows:

- The effects upon the architectural and historic interests of the Listed building, the character and appearance of the Conservation area (Design and Heritage)
- The effects on the residential amenities of neighbouring occupiers (Residential Amenity)

4. Design and Heritage

- 4.1 Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Policy D2 requires development to preserve and, where appropriate, enhance the character and setting of Camden's conservation areas.
- 4.2. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 4.3. 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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 4.4. The effect of these sections of the 1990 Act is that there is a statutory presumption in favour of the preservation of heritage assets. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to such harm and in what circumstances such harm might be justified (paras. 199-208). Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

External works

- 4.5. To the rear of the building, at lower-ground floor level the existing extension will be demolished and the historic lightwell would be re-instated. A new lightweight with glass sliding door would frame the lightwell on two sides and this new arrangement would enable the new element to be clearly distinguishable from the existing building. The proposal would provide access into a “snug” behind the existing garden area and a rooflight is proposed to provide natural daylight and ventilation into the area. The proposal would appear as a subservient addition that would be project no further than the existing and would not be overbearing upon the building, harmful to the scale or appearance of the building or the townscape and it is not considered to detract from the historic significance of the Listed building.
- 4.6. Access to the lower ground floor via the front light-well, will be slightly altered due to the revised door location, which will be underneath the primary stairs, which is in keeping with the historic precedent. The lower-ground floor lightwell would be removed and the existing external staircase is proposed to be demolished. Access to the rear garden from the upper ground floor will be simplified with the mirroring of the closed wing WC location. The changes at this level are considered appropriate and thus would not be harmful to the appearance and setting of the listed building.
- 4.7. The closet wing would remain in situ. However, it is proposed to replace the existing windows and doors. The works would result in the relocation of the toilet and rear door into the garden to allow better natural daylight. Notwithstanding, the work being proposed any new bricks should be identical to the existing and the proposed window shall be single glazed sash to match the existing. Accordingly a condition would be attached to ensure the historic fabric of the listed building is preserved in accordance with policy D2 of the Local Plan 2017.
- 4.8. The agent confirmed that the main roof is currently in disrepair and requires significant work the repair/replacement of the slate roof tiles, the existing roof extension is also a modern addition and is accessed via steep unsafe stairs. Structural changes would be made to facilitate the new stairs up to the top floor, changes to the front mansard would facilitate a new access door to the rear. Whilst more contemporary in appearance, the fenestration and design proportions of the mansard roof would align with that of the fenestration below. The Council's conservation officer review the proposal and no objection is raised providing a condition is attached to ensure both form and fabric are retained.

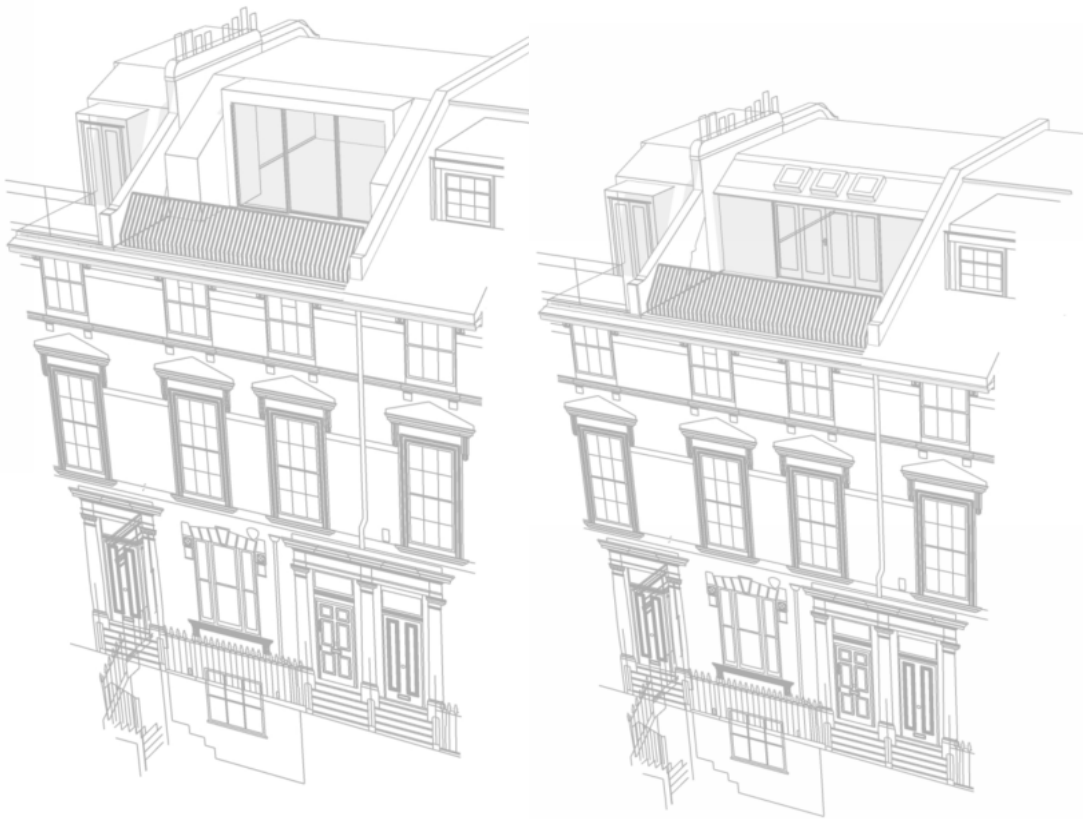


Image 1. Showing the proposed and existing mansard roof

- 4.9. Whilst the proposed mansard roof would project slightly further than the existing, the revised design would ensure symmetry and coherence with the neighbouring property is maintained and the proposed mansard would be appropriately setback. The proposed sliding doors would be split into three, the fenestration is aligned with the rhythm and axis of the facade below. To either side of the opening, the roof form is reinstated back to the original pitch to assist in expressing a more traditional dormer arrangement and the proposed works will not harm the special interest of the listed building. No objection is raised to the replacement of the existing rooflight that would be removed and replaced to match existing.
- 4.9.1 No objection is raised to the installation of the PV panels on the main roof. The photovoltaic panels seek to provide a more sustainable means of energy source, without compromising the historic integrity or the character of the property. The proposed photovoltaics panels would be positioned on the to minimise the impact of the PV panels from street level and supplement a portion of the electricity supply.
- 4.9.2 Rebuilding the rear garden terrace at first floor level is considered acceptable, the proposal is looking to replace the railings with a slightly more contemporary but sympathetic design. The proposal is considered acceptable in design and appearance. The proposed rear garden terrace would improve on the current situation and enhance the character and appearance of the host building and the wider Primrose Hill Conservation Area.

Internal works

- 5.0. At lower-ground floor level the fireplace would be removed and the fireplaces will be retained above ground floor levels with free standing furniture surrounding these historic features. The repositioning of the door connecting the master bedroom with the bathroom would allow better alignment between the door and window on the opposite side of the room. The conservation officer raised no objection to the works given that the opening is a modern addition and the repositioning is minor alteration that would result in limited harm to the plan form of the host building. Thus, the proposal is considered acceptable.
- 5.1. The works at second floor level would provide the guest bathroom within a small bedroom. The room is simple in its design and contains limited historic interest. The existing services would be utilized and all existing service routes are reused and upgraded where appropriate. All new servicing will connect into existing routes and no objection is raised to these works.
- 5.2. Overall, the majority of the works would be at lower-ground floor level which has gone through significant change over the years. The proposed works look to respect and largely retain the original architectural integrity of the building as a whole. The adjacent buildings have all undergone extensive refurbishment to the roof and lower levels / rear gardens and subtle but similar renovations, particularly because works of alteration have already occurred at this level of the building. This would ensure all of the roof coverings and the proposed change would not be discernible from ground level. The proposed works are therefore not considered to detract from the character and appearance of the host building or harm its historic significance.

6.0 Amenities

- 6.1 Local Plan Policy A1 and Camden CPG Amenity seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.
- 6.2 The proposed works would not cause any significant harm to the daylight, sunlight and privacy of neighbouring properties.
- 6.3 The size, scale and location of the proposals are not considered to cause harm to neighbouring amenity in terms of loss of light or outlook. Furthermore, the proposed windows would share the same outlook as the existing windows at the property and would not exacerbate current levels of overlooking as a result.

7.0 Recommendation

- (i) Grant conditional Planning Permission
- (ii) Grant conditional 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 13th March 2023, 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: 2022/4735/L
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 7 March 2023

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

Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
11 Chamberlain Street
London
NW1 8XB

DECISION

Proposal:

Demolition of existing lower ground floor extension and reconfiguration of rear garden terrace and basement, recladding replacement existing mansard roof extension and installation of PV panels on the main roof, alterations to the fenestration/façade treatment to the front and rear, with associated internal reconfiguration including the installation of new internal staircase arrangement.

Drawing Nos: EX_010; EX_011; EX_012; EX_013; EX_014; EX_015; Design and Access Statement by TR Studio Architects Interiors; SITE_001; SITE_002; GA_100; GA_101; GA_102; GA_200; GA_300; GA_301; 22/6522; Blue Engineering cost estimate and Planning Statement commissioned by Planning Potential dated October 2022.

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:

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.

- 4 Before the relevant part of the work has 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) Details including sections at 1:10 of all new windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Details of the external staircase;

c) Details of roof renovation at 1:20, 1:50, to include photos of Welsh slate sample or to be sent to the Council offices for review.

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 policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The site's planning history has been taken into account when making this decision

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

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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

DRAFT

DECISION

Application ref: 2022/4099/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 7 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

Phone: 020 7974 4444

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

Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**11 Chamberlain Street
London
NW1 8XB**

DECISION

Proposal:

Demolition of existing lower ground floor extension and reconfiguration rear garden terrace and basement, installation of PV panels on the main roof, rebuilding of the mansard roof extension and alteration to the fenestration/façade treatment to the front and rear.

Drawing Nos: EX_010; EX_011; EX_012; EX_013; EX_014; EX_015; Design and Access Statement by TR Studio Architects Interiors; SITE_001; SITE_002; GA_100; GA_101; GA_102; GA_200; GA_300; GA_301; 22/6522; Blue Engineering cost estimate and Planning Statement commissioned by Planning Potential dated October 2022.

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; EX_010; EX_011; EX_012; EX_013; EX_014; EX_015; Design and Access Statement by TR Studio Architects Interiors; SITE_001; SITE_002; GA_100; GA_101; GA_102; GA_200; GA_300; GA_301; 22/6522; Blue Engineering cost estimate and Planning Statement commissioned by Planning Potential dated October 2022.

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 policy D1 [and D2 if in CA] of the London Borough of 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:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

DRAFT

DECISION