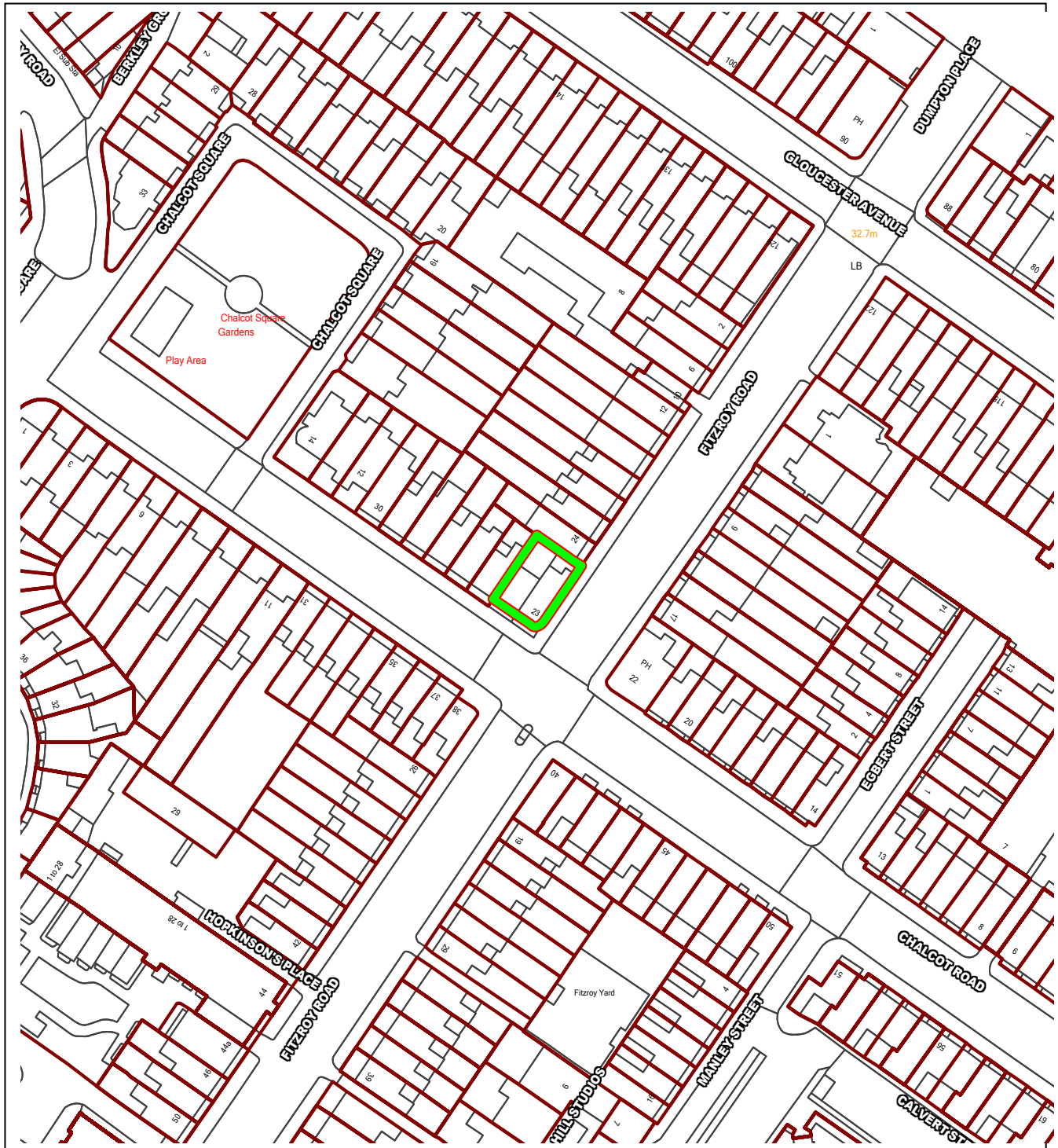


# 23-24 Chalcot Road NW1 8LN

(2022/5316/P)



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## Site Photos



Image 1: front elevation



Image 2: Rear elevation



Image 3: Rear elevations along the terrace

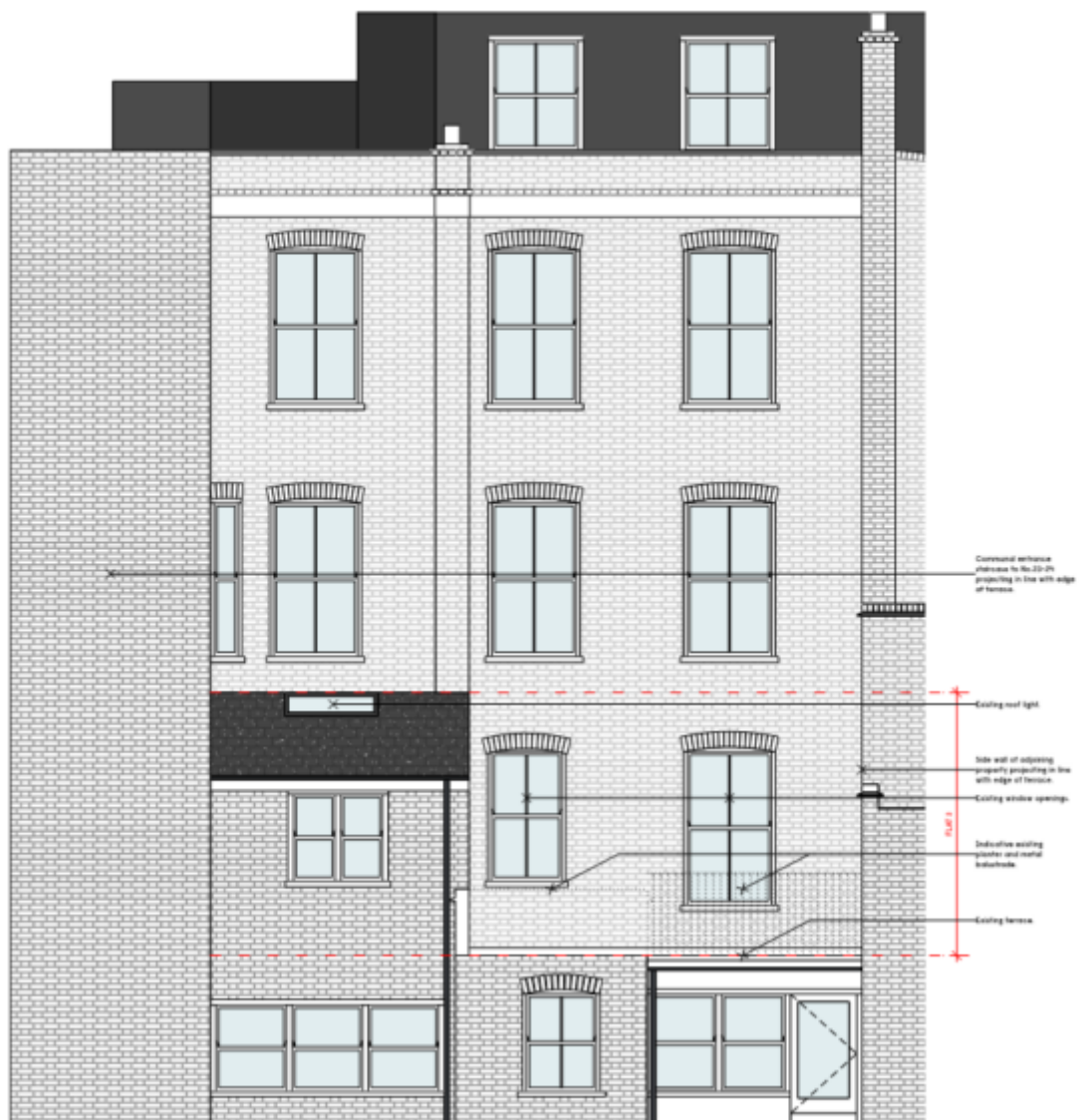


Image 4: existing rear elevation





<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>30/01/2023</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	26/02/2023
<b>Officer</b>				<b>Application Number</b>	
Edward Hodgson				2022/5316/P	
<b>Application Address</b>				<b>Drawing Numbers</b>	
Flat 3 23-24 Chalcot Road London NW1 8LN				<i>See draft decision notice</i>	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Replacement of two rear ground floor windows with French doors					
<b>Recommendation:</b>		Grant conditional planning permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	<b><i>Refer to Draft Decision Notice</i></b>			
Informatives:				
<b>Consultations</b>				
Summary of consultation:	Site notices were displayed to the front and rear of the site on the 27/01/2023 (consultation end date 20/02/2023)  The development was also advertised in the local press on the 02/02/2023 (consultation end date 26/02/2023).  The Primrose Hill Conservation Area Advisory Committee were invited for consultation.			
Adjoining Occupiers:	No. of responses	<b>00</b>	No. of objections	<b>00</b>
Summary of consultation responses:	No objections were received during consultation period.			
Primrose Hill CAAC:	<p>A letter of objection was received on behalf of the Primrose Hill CAAC. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"><li>No objection to the rooflight but there should be mitigation against increased light pollution from the larger rooflight</li><li>Double doors require a double stile which creates a heavy element in the middle of the doors which harms the rear elevation and the pattern of rear openings. A single leaf door would be acceptable.</li></ul> <p><u>Officer's response:</u></p> <ul style="list-style-type: none"><li><i>A revised proposal was submitted which removed the proposed rooflight and the existing rooflight would be retained. Amenity is a material consideration in assessing this application and is discussed in section 3 of the report.</i></li><li><i>Design and heritage are material considerations in assessing this application and are discussed in section 2 of the report.</i></li></ul> <p>The PHCAAC were informed of the revised plans submitted however no further comments were received.</p>			

## Site Description

The application site is a three-storey plus basement end of terrace property constructed of brick and stucco with timber sash windows and a mansard roof extension. It has been extended at both lower ground (full width) and ground floor (part width conservatory) at the rear. It is located on the northwest side of the junction between Chalcot Road and Fitzroy Road. To the rear is a four-storey brick extension used as a communal access. The property is in use as five self-contained flats.

The property is located within the Primrose Hill Conservation Area but is not listed.

## Relevant History

### Application Site:

**PEX0200589** - Addition of third floor to 23 Chalcot Road to form a Mansard roof extension. **Granted – 16/12/2022**

**PEX0100426** - Extension to the rear of basement flats into the garden area and use of the part of the flat roof area as a terrace with conservatory for use by ground floor flat together with alteration to Chalcot Road elevation and to the refuse area fronting Fitzroy Road. As shown on drawing numbers: PL01, 02, 03, 04, 05A, 06A, 07,08A, 09A, 010A, 011 and site location plan. **Granted - 06/08/2001**

**4225** - The conversion of Nos. 23-24 Chalcot Road, Camden to provide 5 self-contained flats the erection of a staircase at the rear and alterations to the external appearance. **Granted - 29/09/1967**

### Neighbouring Properties:

#### 47 Chalcot Road

**2021/5080/P** - Replacement of existing timber framed window and double doors with new slimline steel framed double glazed doors and windows on the rear ground floor. **Granted – 05/02/2022**

#### 38 Chalcot Road

**2022/2454/P** - Creation of external terrace on lower ground rear extension roof, replacement of existing rear window at ground floor level with French doors, and enlargement of existing mansard roof extension to infill inset roof terrace and occupy whole floor. **Granted - 22/11/2022**

## 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)



## Conservation Statements:

- Primrose Hill Conservation Area appraisal and management strategy 2000

## Assessment

### 1. Proposal

- 1.1. Planning permission is sought for the replacement of two timber sash windows on the rear elevation at ground floor level with two new timber French doors to allow access onto the existing roof terrace.
- 1.2. Revisions: A revised proposal was submitted following planning and conservation officer advice. The existing rooflight on the conservatory would be retained and the design of the French doors has been altered to reduce the amount of glazing and to provide more solid at the bottom portion of the doors.

### 2. Design and Conservation

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 2.2. CPG Home Improvements states that new doors should generally be designed and composed of materials and finishes sympathetic to the originals of the building. CPG Design states that materials should be contextual and be informed by those used in the local area and heritage assets.
- 2.3. The Primrose Hill Conservation Area Management Strategy states that generally the use of original natural materials will be required in new development, and where original features are being removed they should be replaced with suitable copies.
- 2.4. The proposal would involve removing the two existing timber sash windows on the rear elevation at ground floor level and lowering the cill by approx. 1.5m for the window nearest to the conservatory and by 1m for the window closest to neighbouring no. 25. The new French doors openings would be approximately the same width as the existing openings. They would have timber frames and would be glazed towards the top and solid timber towards the bottom. The doors would be sympathetic to the windows on upper levels of the rear elevation of the host and neighbouring properties with regards to opening size and materials. It is considered that the proposed doors would not be out of keeping with the character and appearance of rear elevations along the terrace and are considered to be acceptable. The rear elevation at ground floor level has no visibility from the public realm and only has limited visibility in private views within the conservation area.
- 2.5. As such, the proposal would not have any detrimental impact on the character and appearance of the property and the Primrose Hill conservation area and complies with policies D1 and D2 of the Camden Local Plan 2017.
- 2.6. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

### **3. Residential Amenity**

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 3.2. The use of the flat roof on the lower ground floor rear extension as a terrace is already established (please see planning history section). The revised plans would retain the existing rooflight on the conservatory. Thus it is considered that no additional opportunities for overlooking nor pollution from light spill would result from the proposal.
- 3.3. Due to the location, size and nature of the proposal it would not harm the neighbour's amenity in terms of the loss of natural light, light spill or loss of privacy.
- 3.4. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policy A1.

### **4. Recommendation**

- 4.1. Grant conditional Planning Permission

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 27<sup>th</sup> 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2022/5316/P  
Contact: Edward Hodgson  
Tel: 020 7974 8186  
Email: [Edward.Hodgson@camden.gov.uk](mailto:Edward.Hodgson@camden.gov.uk)  
Date: 21 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Gundry and Ducker Architecture  
Unit 1  
35 Shore Road  
LONDON  
E9 7FL  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Flat 3**  
**23-24 Chalcot Road**  
**London**  
**NW1 8LN**

# DECISION

Proposal:

Replacement of two rear ground floor windows with French doors

Drawing Nos: Site Location Plan 463\_PL\_00, 463\_PL\_02, 463\_PL\_04, 463\_PL\_05 Rev A,  
463\_PL\_03 Rev A

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 463\_PL\_00, 463\_PL\_02, 463\_PL\_04, 463\_PL\_05 Rev A,  
463\_PL\_03 Rev A

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.

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](http://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-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**