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**From:** CAAC Comments Form [REDACTED]  
**Sent:** 21 July 2023 10:23  
**To:** Planning Planning: [REDACTED]  
**Subject:** CAAC Consultation Comments Received

## Camden Council

Hi,

**Someone** submitted an entry for the CAAC Comments form form in the Camden Council site. View all the form's entries by clicking [here](#).

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Here's what **Someone** entered into the form:

Enter Pin

[REDACTED]

Application ref.

2023/2097/P

Site Address

11 Chalcot Road London Camden NW1 8LH

Development Description

Erection of additional storey to closet wing at first floor level

Planning officer

Kristina Smith

Advisory committee

Primrose Hill;Primrose Hill

Advisory committee

Please send your comments by:

2023-07-22T00:00:00.000

Please choose one

Objection

Do you have any comments or consider that the proposal is harmful to or does not preserve the character and appearance of the conservation area?

PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT 21 June 2023 11 Chalcot Road NW1 8LH 2023/2097/P Strong objection. 1. We note that the application site, no. 11 Chalcot Road, forms part of a tightly spaced group with nos 12 and 13 Chalcot Road, and no. 1 Egbert Street with its adjacent infill garage. No. 12 Chalcot Road is situated in the middle of this group, its rear rooms facing the 5-storey flank wall of No. 1 Egbert Street, while the proposed addition to no. 11 Chalcot Road is located to the south-east of no. 12, clearly threatening the natural light and sunlight currently available to no. 12. 2. We note the report on daylight and sunlight submitted with the application, and are concerned by its limitations. A site visit to no. 12 Chalcot Road would have established: the lower ground floor rear room is a habitable room, currently a dining room, it has a serving hatch to the front room at lower ground floor: the ground floor rear room is also a habitable room, currently a bedroom but potentially a living room, it has no opening to the front room at ground floor: the first floor rear room is also a habitable room, currently a bedroom but potentially a living room, it has no opening to the front room at first floor. 3. Any assessment of changes to available daylight should also take account of the impact of the planning consent (ref 2022/2938/P) granted for an additional storey to the rear outrigger at 1 Egbert Street which would further diminish the natural light and sense of space currently available at no. 12. No. 12 faces a cumulative loss of natural light from these applications. 4. Assessing the loss of residential amenity due to the reduction in natural light and sunlight is not just a technical issue. It also reflects the sense of enclosure, of openness, in the area. This application, individually and cumulatively, would clearly diminish the amenity of a neighbour to a significant degree. The loss of residential amenity is harmful to the character and appearance of the conservation area where adjoining owners need to respect the amenity of neighbours in this tightly spaced location. 5. The proposals would neither preserve nor enhance the character and appearance of the conservation area. Richard Simpson FSA Chair

Do you want to attach any files?

Yes

Attach files

11 Chalcot Road NW1 8LH 2023 2097 P Advice from PHCAAC July 2023.pdf

To receive a confirmation email, enter your address below:

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