

Application ref: 2023/4968/P  
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Date: 13 February 2024

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

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Ashby Building Surveyors  
4 Castle Gate  
Castle Street  
Hertford  
SG14 1HD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**28 Chalcot Square**  
**London**  
**Camden**  
**NW1 8YA**

#### **Proposal:**

Conversion of 2x flats into single family dwellinghouse. Erection of single storey lower ground floor rear extension. Replacement of front and rear external staircases at ground & lower ground. Replacement rear ground floor door and replacement fenestration within front lightwell at lower ground. Replacement of 2x single glazed rear windows at 3rd floor. Replacement of 1 existing rear rooflight and installation of 2 additional rooflights. Replacement of roof slate where required. Replacement of UPVC rainwater goods with cast metal.

Drawing Nos: All with prefix (638 GA): 010 Rev.PR2; 011 Rev.PR2; 100 Rev.PR4; 101 Rev.PR3; 102 Rev.PR3; 103 Rev.PR2; 105 Rev.PR2; 106 Rev.PR2; 107 Rev.PR2; 110 Rev.PR3; 111 Rev.PR2; 112 Rev.PR2; 120 Rev.PR9; 121 Rev.PR5; 122 Rev.PR5; 123 Rev.PR2; 130 Rev.PR5; 131 Rev.PR2; 132 Rev.PR2; 140 Rev.PR5; 141 Rev.PR2; 142 Rev.PR2; 150; 151; 152; 160; 161; 162; 170 Rev.PR5; 171 Rev.PR2; 172 Rev.PR2.

All with prefix (638 E): 200 Rev.PR3; 201 Rev.PR2; 210 Rev.PR4; 211 Rev.PR3; 220; 221; 230; 231; 232; 233; 240; 241; 242; 243; 244; 245.

All with prefix (638 S): 300 Rev.PR3; 310 Rev.PR3; 320 Rev.PR5.

All with prefix (638 D): 400 Rev.PR2; 401 Rev.PR3; 410 Rev.PR2; 411 Rev.PR2; 420 Rev.PR2; 421 Rev.PR1; 422 Rev.PR1; 423 Rev.PR1; 424 Rev.PR1; 425 Rev.PR1; 430 Rev.PR2; 431 Rev.PR2.

All with prefix (SH\_): 01; 02 Rev.PR3; 03 Rev.PR3; 04; 05; 06; 07; 08 Rev.PR2; 09 Rev.PR2; 10 Rev.PR3.

Planning, heritage and design and access statement by Gravity design dated Oct 2023.

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:

All with prefix (638 GA): 010 Rev.PR2; 011 Rev.PR2; 100 Rev.PR4; 101 Rev.PR3; 102 Rev.PR3; 103 Rev.PR2; 105 Rev.PR2; 106 Rev.PR2; 107 Rev.PR2; 110 Rev.PR3; 111 Rev.PR2; 112 Rev.PR2; 120 Rev.PR9; 121 Rev.PR5; 122 Rev.PR5; 123 Rev.PR2; 130 Rev.PR5; 131 Rev.PR2; 132 Rev.PR2; 140 Rev.PR5; 141 Rev.PR2; 142 Rev.PR2; 150; 151; 152; 160; 161; 162; 170 Rev.PR5; 171 Rev.PR2; 172 Rev.PR2.

All with prefix (638 E): 200 Rev.PR3; 201 Rev.PR2; 210 Rev.PR4; 211 Rev.PR3; 220; 221; 230; 231; 232; 233; 240; 241; 242; 243; 244; 245.

All with prefix (638 S): 300 Rev.PR3; 310 Rev.PR3; 320 Rev.PR5.

All with prefix (638 D): 400 Rev.PR2; 401 Rev.PR3; 410 Rev.PR2; 411 Rev.PR2; 420 Rev.PR2; 421 Rev.PR1; 422 Rev.PR1; 423 Rev.PR1; 424 Rev.PR1; 425 Rev.PR1; 430 Rev.PR2; 431 Rev.PR2.

All with prefix (SH\_): 01; 02 Rev.PR3; 03 Rev.PR3; 04; 05; 06; 07; 08 Rev.PR2; 09 Rev.PR2; 10 Rev.PR3.

Planning, heritage and design and access statement by Gravity design dated Oct 2023.

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 Reasons for granting permission.

The application building is a Grade II listed terraced house of the 1850s. All the houses in the square are listed at GII and Number 28 falls under the group listing of the east side (Numbers 20-28). The site is also located in the Primrose Conservation Area. The development is for the conversion of 2x flats into single family dwellinghouse and erection of single storey lower ground floor rear extension. In addition, various replacement and insertion of fenestration and staircases are proposed.

Policy H3 of the Camden Local Plan allows the loss of one unit but resists development that would involve the net loss of two or more homes. The development only results in the loss of one unit and therefore complies with Policy H3.

The proposal would modestly extend to the rear by 1.8m at lower ground floor. It will have a sloping roof with a max height of 3.6m. There would be no public views given its siting at the rear and no views from the adjoining neighbours gardens as it would be screened by the existing side boundary walls. Sufficient garden space would be retained. Given its modest footprint and height, it would appear subordinate in relation to the host property and it would not appear out of character with the prevailing pattern of development and would be acceptable in this instance. The extension will be brick with timber fenestration to match the existing which is acceptable.

The two existing rear windows at 3rd floor level are currently in poor condition. They date from 1970 and their replacement is acceptable in principle. As they are also clearly designed to reflect the appearance of the historic parts of the building and their replacement with double glazing would not be acceptable. Secondary glazing or thermally improved single glazing as proposed would be acceptable. The proposed rear rooflights are acceptable in scale, location and appearance.

The existing front and rear metal modern external staircases from lower to upper ground will be replaced with that of a similar appearance which would be acceptable. The roof will be retained and the damaged Welsh slate will be replaced where necessary which is acceptable. The replacement of UPVC rainwater goods with cast metal is seen as an enhancement. With the front lightwell at lower ground floor, the existing door and window will be swapped. There is no objection to this given its location at lower level.

Given the development's scale and siting at a lower level or to the rear with

limited views, it is not considered to harm the character and appearance of the listed building or the Primrose Hill conservation area.

Given the siting and small scale nature of the development it is not considered to harm the neighbours amenity in terms of light, privacy or a sense of enclosure to neighbouring properties. The rear extension will sit significantly below the existing rear side boundary.

The new unit would exceed the minimum floorspace standards for future occupiers, it is considered that the unit would provide good quality accommodation in terms of floorspace, light and outlook.

In line with Policy T2 new development would usually need to be secured as car free through a S106 legal agreement. However, the applicant has indicated that they will remain in the property following completion of the development so in this instance car-free development does not need to be secured. Furthermore, whilst the proposed home would be a new unit of occupation, it would not represent an increased impact in terms of car parking and parking stress which accords with the overall aims of Local Plan Policy T2.

- 2 No objections were received during the consultation period. The Primrose Hill CAAC raised no objection but did comment that they regret the form of proposed door handle to the front door, but understand it is for accessibility reasons, and is readily replaceable. The Council's Conservation officer notes this is acceptable as it is not replacing an historic door, it has limited public views, and it is easily replaceable. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

Special regard has been given to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended

As such, the proposed development is in general accordance with policies A1, D1, D2, H3, H6 and T2 of the Camden Local Plan. The proposed development also accords with policies of the London Plan 2021 and of the National Planning Policy Framework 2023.

- 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 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).
- 5 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>.

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



Daniel Pope  
Chief Planning Officer