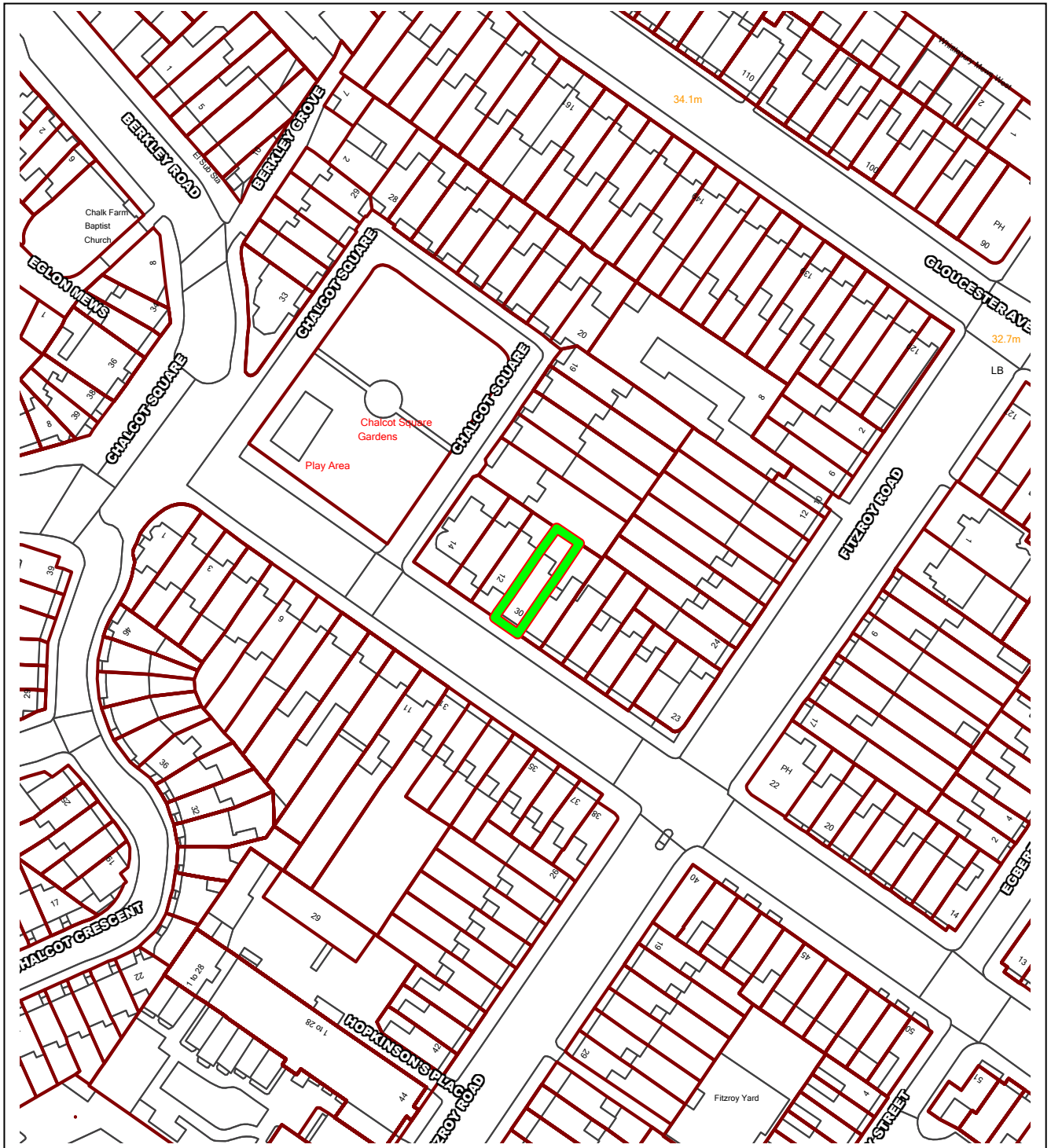


2024/0035/P - 30 Chalcot Road, Camden,
London, NW1 8LN



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Photos



Aerial view of rear of 30 Chalcot Road and the terrace.



Front and rear elevation of site

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		29/02/2024	
		N/A / attached		Consultation Expiry Date:		20/04/2024	
Officer				Application Number(s)			
Jaspreet Chana				2024/0035/P			
Application Address				Drawing Numbers			
30 Chalcot Road Camden London NW1 8LN				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single storey lower ground floor, ground floor extension and associated works							
Recommendation:		Grant conditional planning permission					
Application Type:		Householder Application					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	<p>Three site notice(s) were displayed near to the site on the 27/03/2024 (consultation end date 20/04/2024).</p> <p>The development was also advertised in the local press on the 28/03/2024 (consultation end date 21/04/2024).</p>			
Adjoining Occupiers:	No. of responses	02	No. of objections	01
Summary of consultation responses:	<p>One objection was raised from neighbouring residents, their objection is summarised below:</p> <ul style="list-style-type: none"> • The proposed extension, spanning across lower ground, ground and first floors, poses significant detriment to the integrity of the surrounding environment, particularly concerning the visual aesthetics and tranquillity of the area. Notably, the extensions imposition directly conflicts with the serene ambience and scenic allure of the current green backyard. • The extension threatens to obstruct the cherished view overlooking Chalcot Square. Such obstruction not only depreciates the intrinsic value of the neighbouring properties but also undermines the identity of the community and the surrounding areas. • It is crucial to underscore that the proposed development runs contrary to the principles outlined in pertinent planning policies, particularly those safeguarding the preservation of green spaces and maintaining the character of historically significant areas. Such extensions are not typical of the area and have not been permitted in recent years. By allowing the extension to proceed unchecked, the planning authority would effectively sanction a departure from these fundamental principles, thereby setting a precedent detrimental to the long-term sustainability and liveability of the neighbourhood. <p><i>Officers' response: Please see sections 2, 3 and 4 below of the report.</i></p> <p><i>Another comment was received by the agents of this application rebutting the comments raised in the objection above and to the CAACs comments this can be found on the application file online on the council's website.</i></p>			
CAAC:	<p>A letter of objection was received on behalf of the Primrose Hill Conservation Area Advisory Committee. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> • No objection to the proposed rear addition at lower ground floor because the original footprint at that level has already been lost. We object to the glazing pattern of the 'crittall' style fenestration and advise that the glazing pattern should emphasize the vertical rather than the horizontal to follow the dominant patterns of the original surviving house. We object to the extent of the rooflight and seek 			

mitigation of the potential light pollution and consequent harm to neighbour's' amenity from this rooflight.

- We object strongly to the rear addition to the first floor which destroys the original and surviving plan form and balance of the elevation at this level. The proposals go against the primrose hill conservation area statement (current SPD) at PH27 which states that 'extensions should be in harmony with the original form and character of the house...'

Officer's response:

Please see sections 2, 3 and 4 below of the report.

Site Description

The application site refers to a 5-storey mid-terrace Victorian town house of terrace building. It is situated on the south-west side of Chalcot Road. The surrounding area is predominantly mixture of retail on the lower floors and residential and officers above. The building is not listed but the neighbour sites 12-14 Chalcot Road are grade II listed. The site is within Primrose Conservation Area.

Relevant History

The planning history for the application site can be summarised as follows:

2011/3811/P: Planning permission was granted on 04/10/2011 for: Change of use from two flats to single dwelling house and the erection of a single storey rear extension at lower ground floor level (Class C3).

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage
- **DM1** Delivery and monitoring

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Homes Improvements (2021)

Primrose Hill Conservation Area Statement 2000.

Assessment

1. The proposal

1.1. Planning permission is sought for:

- Erection of single storey lower ground floor, ground floor extension and
- Associated works – to involve replacement windows to the rear with like for like timber framed double glazed double sash windows, new double-glazed units to replace the existing at ground floor.

2. Assessment

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

- Design and Conservation
- Impact on Neighbour Amenity

2.2. During the assessment of the planning application, concerns were raised regarding the design of the upper first floor extension not being an appropriate addition. Officers and the conservation officers concluded that *'The new extension at first floor would result in the rear elevation being totally obscured from lower ground to first floor. No other house in the terrace has had permission to do this and the result of the upper extension would be in contravention of the relevant planning guidance and therefore is not considered acceptable'*. The plans were amended to address these comments by:

- Omitting the first-floor extension off the plans completely. Therefore, the first-floor extension doesn't form part of this application.



Fig.1. Original proposed rear elevation



Fig.2. Amended proposed rear elevation

3. Design and Conservation

3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 (Design) requires that development respects local context and character, comprises details and materials that are of high quality and complement the local character, and that housing provides a high standard of accommodation. Policy D2 (Heritage) states that the council will preserve and where appropriate enhance Camden's heritage assets and their settings.

3.2. Relevant legislation from the Primrose Conservation Area Statement:

- PH25 *Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced.*
- PH26 *Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.*
- PH27 *Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.*
- PH28 *Rear extensions will not be acceptable where they would spoil an uniformed rear elevation of an unspoilt terrace or group of buildings.*
- PH30 *Conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building.*

3.3. This proposal involves an extension to the lower ground floor which will infill space to its side creating a full width lower ground floor extension. The rear elevation will add grey aluminium crittall style doors and windows facing onto the garden, the extension would have a flat roof with an enlarged rooflight. The glazing, whilst expansive, would be located at lower ground floor level on a non-prominent location on the building. It is also not out of character with the pattern of development across the terrace, which includes other examples of full width glazing at this level. The infill extension will match the same depth and height of the existing lower ground floor element and would not exceed the rear building line.

3.4. At ground floor level the existing extension is to be brought forward slightly to extend to a depth of 3.65m, this would make the ground floor extension come in line with the existing two storey closet wing, set back from the neighbours ground floor extension; and would consist of new double-glazed units to replace the existing. The extension would continue with having a flat roof and both lower ground and ground floor extensions would be constructed of London stock brickwork to match the existing building.

3.5. The associated works proposed would involve replacement windows to the front and rear elevations with like for like timber framed double glazed sash windows. The front door is also to be replaced for a like for like door and the ground floor stuccoed section is proposed to be re-decorated in a pastel tone. These alterations are considered to minor and would be acceptable.

3.6. Overall, the extensions appear sympathetic in design, material and form and is it is subordinate in scale and would appear secondary to the existing building and would not cause harm to its original character or appearance or the character of the surrounding Primrose Conservation Area, nor the neighbouring listed building.

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

4. Impact on Neighbour Amenity

4.1. The lower ground floor or ground floor extensions would not increase the height on the boundary with either neighbour and as such there would be no harmful impact on daylight/ sunlight or outlook.

4.2. The lower ground floor extension would be infilling the side with No.29 Chalcot Road side boundary. Given the tall boundary fence/wall between the two properties the extension would be in line with the existing boundary wall/fence therefore it would not create any additional overbearing or overshadowing than what is currently existing on site and would therefore be considered acceptable.

- 4.3. An enlarged rooflight is to be added to the lower ground floor extensions roof, it is proposed to add smart glass to the rooflight which can be switched between both transparent and opaque so this will avoid any loss of privacy to neighbouring residents.
- 4.4. The ground floor already consists of glazed units looking out across garden areas so the replacement of these window units with new double-glazed units would not have dissimilar views to the existing and would therefore be considered acceptable.
- 4.5. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring residents. The proposal is therefore in accordance with policy A1 of the Local Plan

5. Recommendation

- 5.1. 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 17th June 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: 2024/0035/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 4 June 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

Wellstudio Architecture
Unit 119, Worlds End Studios
132-143 Lots Road
London
SW10 ORJ

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
30 Chalcot Road
London
Camden
NW1 8LN

DECISION

Proposal: Erection of single storey lower ground floor, ground floor extension and associated works

Drawing Nos: 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 019, 021, 022, 023, 024, 025, 026, Design & Access & Heritage Statement R1.

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: 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 019, 021, 022, 023, 024, 025, 026, Design & Access & Heritage Statement R1.

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 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