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London Borough of Camden
Development Management
Camden Town Hall
Judd Street
WC1H 9JE

Dear Sir/Madam,

PLANNING APPLICATIONS FOR EXTERNAL ALTERATIONS TO EXISTING DWELLING INCLUDING REPLACEMENT WINDOWS ON REAR ELEVATION AND PROVISION OF CONDENSER UNIT ON FRONT TERRACE – 30 CHALCOT ROAD, CAMDEN, LONDON, NW1 8LN

We have been instructed by our client, Kerem Cevahir, to submit the enclosed planning applications for external alterations and the provision of plant at the above site. Two planning applications are being submitted, with the first application seeking to upgrade the fenestration on the rear elevation of the dwelling and replace it with timber sash windows, and the second application seeking to install a new air conditioning condenser unit on the fourth-floor balcony. The proposals will collectively ensure an upgraded, functional and attractive family home.

In accordance with national and local validation requirements the following documents are enclosed in support of the applications:

- Completed Application Forms;
- Completed CIL Forms;
- Planning and Heritage Statement – included within this letter;
- Acoustic Report – prepared by Clement Acoustics;
- Site Location Plan;
- Block Plan;
- Existing Layout Plans;
- Existing Front Elevation
- Existing Rear Elevation;
- Existing Section;
- Proposed Layout Plans
- Proposed Front Elevation;
- Proposed Rear Elevation;
- Proposed Section;

The requisite householder planning fee of £258 has been paid online for each application. The remainder of this letter sets out the relevant planning considerations in respect of the application.

Site Background

The application site comprises a 5-storey mid terrace town house on the south-west side of Chalcot Road in Primrose Hill, Camden. The building features a traditional townhouse design, constructed with London stock brick and features a decoratively painted white stucco frontage at ground floor level that matches the white frames of the windows on the

upper floors. The property features a small balcony to the front of the property fifth floor level which is concealed from view at street level due to a raised parapet. The rear of the property features a closet wing projection and a small back garden.

The surrounding area is characterised by similar terraced houses with stucco facades at ground floor level. It is primarily residential in character, however there are some retail uses as well as offices on the upper floors of buildings.

The property is not listed, however the neighbouring properties at 12-14 Chalcot Road are grade II listed and the site is also positioned within the Primrose Conservation Area.

Planning History

In October 2011, permission was granted for the change of use of the property from two flats to a single dwelling house and the erection of a single storey rear extension at lower ground floor level (ref: 2011/3811/P). This facilitated the use of the building as a single dwelling.

Most recently, an application was approved on 21st June 2024 for the erection of a single storey lower ground floor and ground floor extension with associated works (ref: 2024/0035/P). This application was submitted by the current applicant and sought permission for lower ground floor and upper ground floor extensions, along with associated works including replacement windows to the rear with like for like timber framed sash windows, and new double-glazed units to replace the existing windows at ground floor level.

Initially, the application sought to include an upper first floor extension, however this was deemed to be an acceptable addition by Camden officers, and it was accordingly omitted from the design completely. The originally proposed rear elevation can be seen on the left below, with the updated 'approved elevation shown on the right.



Fig. 1. Original proposed rear elevation



Fig. 2. Amended proposed rear elevation

The application was approved on 21st June 2024. Accordingly, the applicant is now seeking to implement this consent and will commence building works on the rear extension and lower ground floor works imminently.

Upon further detailed design discussions, it has become apparent that the rear windows are in a poor physical condition and need replacing. These applications therefore seek planning permission to upgrade the windows and replace them with similar traditional windows, as well as consent for a new air condenser unit to the front of the property in order to provide air conditioning.

Application Proposals

These applications seek planning permission for minor alterations to the external façade of the building; namely, replacing the windows on the rear elevation of the building with new timber sash windows, and providing a new air conditioning condenser unit on the balcony to the front of the property at fourth floor level. The proposals have been split up into two separate planning applications, with application 1 seeking permission for the rear elevation window upgraded, and application 2 seeking permission for the new condenser unit. The exact proposals for each application area outlined below:

a) Rear Elevation Alterations

On the rear elevation, it is proposed to replace the existing windows with simplified, traditional timber sash windows. The windows at upper ground, first, second and third floor level are all to be replaced with matching sash windows formed of 4 symmetrical windowpanes, therefore will ensure a consistent appearance to the entirety of the rear elevation.

The existing rear elevation, the rear elevation approved under application 2024/0035/P, and proposed rear elevations can be seen below at Figures 3, 4 & 5.



Fig 3: Existing Rear Elevation, Fig 4: Rear Elevation Approved under 2024/0035/P, Fig 5: Proposed Rear Elevation with simplified windows

As can be seen above, the changes to the windows are very subtle. The contemporary glazing at lower ground floor level will remain the same as that approved under application 2024/0035/P, whilst the windows on the upper floors of the building will remain in the exact same location but will just be updated to include simplified windowpanes, with better thermal properties.

b) Condenser on front elevation

The second application seeks to provide an air conditioning condenser unit to the front of the property, positioned on the fourth-floor balcony. This will assist in circulating filtered air through the property, creating a more healthy and comfortable living environment for the occupants. It has been positioned in a hidden section of the site, behind a parapet, so that it can not be viewed from street level or any of the neighbouring properties. The condenser has also been positioned away from any sensitive receptors and within an acoustic enclosure to prevent noise breakout that would impact neighbours.

The proposed plant installation comprises 1 No. Daikin RXYSQ10TY1 condenser unit, which will be enclosed within an acoustic enclosure. The existing window will be reduced slightly to accommodate the proposed condenser. Full details of this are provided within the accompanying noise report and drawings.

Planning Policy

The statutory development plan for Camden consists of the Camden Local Plan (2017), the Proposals Map (2017) and the Camden Planning Guidance. The relevant policies are discussed below.

Policy G1 outlines that the Council will support development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.

Policy D1 confirms the Council will seek to secure high quality design in development. Specifically, it is required that development (inter alia):

- is sustainable in design and construction;
- respects local context and character;
- preserves or enhances the historic environment and heritage assets;
- uses details and materials that complement the local character;
- integrates well with the surrounding streets, and contributes positively to the street frontage;
- preserves strategic and local views;
- provides a high standard of accommodation for housing.

Policy D2 seeks to protect and, where appropriate, enhance the character and appearance within conservation areas.

Policy A1 states that the quality of life for both occupiers and neighbours will be protected. When assessing new applications, the Council will consider:

- Visual privacy and outlook.
- Sunlight, Daylight and Overshadowing.
- Artificial lighting levels.
- Impacts of the construction phase.

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.

Heritage Statement

The application site is not listed, however the neighbouring properties at 12-14 Chalcot Road are grade II listed and the site is also positioned within the Primrose Conservation Area. As such the Primrose Conservation Area Appraisal and neighbouring listed building designations form the relevant heritage guidance for consideration within these applications.

The site is located within the Regents Park Central Area 'Sub Area 2', which is a flat section of the Conservation Area and is largely flat with a small incline from southeast to northwest. The area is urban in character with a high density of development with sporadic areas of greenery and is dominated by long terraces of mid-19th century houses that are set back from the pavement with small lightwells and railings to basement areas. The application site forms one of these properties, sitting in the centre of a terrace and featuring a lightwell to the front and balcony at fourth floor level. and forms one of the principal roads running through the centre of the CA.

Noting the sites position within the conservation area, the works have been carefully designed to ensure there is no harm to the attractive frontage of the property, or which would impact the proportions of the neighbouring listed buildings. The condenser has been positioned at fourth floor balcony level and is completely screened from view at street level/from the neighbouring properties as it sits behind a high parapet. The windows on the front elevation will remain exactly as are, and the general rhythm and proportions of the terrace will therefore remain intact. The rear alterations are similarly appropriate to the sites setting, comprising of simplified more traditional timber sash windows in place of the existing windows. This will ensure a traditional aesthetic that matches the original brickwork, and overall ensures a more minimalist and simplified design with less visual clutter. It is considered that the proposals will not harm the ornate features of the building or neighbouring listed buildings and will not therefore have any negative impacts on the wider conservation area.

Planning Assessment

These applications seek to make some very subtle amendments to the existing dwelling in order to create an upgraded, functional and attractive family home. The key planning considerations relate to the design impacts of the rear windows and front condenser on the nearby listed buildings and surrounding conservation area, and the amenity impacts of the air conditioning condenser in relation to nearby residential properties.

With regards to the external appearance of the building, the proposals have been designed and positioned to minimise visual intrusion. No changes are proposed to the windows on the primary front elevation, rather the fenestration changes are limited to the rear of the building which is largely concealed from any public view. The windows on the rear have however been designed to ensure there is no harm to the wider conservation area – with the design reverting to a simplified sash window with just four windowpanes per window. This results in a consistent appearance across the rear elevation, that matches the proportions of the windows on the neighbouring properties. The fenestration changes will also provide enhanced thermal qualities to the house, improving living conditions. It is therefore considered that the sensitively designed windows are entirely acceptable in design terms with regard to causing no harm to the character and appearance of the conservation area.

The air conditioning unit will similarly be discreetly hidden behind a parapet roof and will not be visible from street level. The proposal will therefore have no adverse impact on the character of the building or the wider Conservation Area.

The neighbouring residential properties have been carefully considered when locating and specifying the equipment. The noise report included in this submission outlines that the noise emitted from the new air conditioning unit will have no significant harmful impact on the level of amenity for the adjacent properties, and it is also proposed that it will be contained within an acoustic enclosure to ensure noise breakout is limited.

Therefore, we respectfully ask that planning consent is granted. In the meantime, we look forward to receiving confirmation that the application has been registered. Please do not hesitate to get in touch should you have any queries.

Conclusion

In conclusion, we consider the proposals put forward by this application as entirely appropriate to the significance of the site and represents a significant investment on the part of our client to improve their family house. The plant equipment will ensure the necessary environmental standards are met, and the window changes will ensure a traditional design that provides better thermal qualities. Indeed, the proposals are in compliance with the Council's policies and guidance on design and amenity and should therefore be supported.

Further to this, the Noise Impact Assessment submitted in support of this application demonstrates that the noise levels accord with the Council's limits and will subsequently have no detrimental impact on neighbouring amenities.

I therefore trust that you have sufficient information to validate and approve the application, however, should you have any queries then please do not hesitate to contact me. Otherwise, I look forward to discussing the application proposals with you in due course.

Yours faithfully,



MARK SHEARMAN
Director