

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	16/02/2016
		N/A / attached		Consultation Expiry Date:	27/01/2016
Officer			Application Number(s)		
Gideon Whittingham			2015/7019/P		
Application Address			Drawing Numbers		
26 Chalcot Road London NW1 8LN			Refer to Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey rear infill extension at first floor level and terrace bounded by railings for additional residential accommodation to create a 1 x bedroom flat (Class C3).					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was erected on 06/01/2016 to 27/01/2016.</p> <p>A notice was placed in the local newspaper on 29/12/2015 to 19/01/2016.</p> <p>An objection was received by the occupiers of 26 Chalcot Road:</p> <p><i>1. Given this extension will be placed directly below our bedrooms and there is little clarity currently as to function of the dwelling at that exact point, (Kitchen/Bathroom? What room is the extension used for? Will there be a connection to the existing communal landing bathroom?)</i></p> <p><i>2. I think a full and extensive sound test needs to be carried out so that the appropriate insulation can be placed in the ceiling to prevent any additional noise,</i></p> <p><i>3. I also would like to see more detailed plans as to the height of the proposed extension? I assume it won't come up to the sash window at the rear of the property.</i></p> <p><i>4. Without further detailed information, including access for the rear for builders and potential disruption therefore to the entry of our property whilst building work takes place I think any application should be held.'</i></p> <p>Officer comment:</p> <p>1. The extension will be used to provide additional habitable accommodation in order to self-contained a flat at first floor level. The existing bathroom on the landing will become a storage area.</p> <p>2. The proposals will be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including sound insulation between dwellings</p> <p>3. Appropriate plans have been provided by the applicant and made available online so that the scope of the proposal is clearly represented.</p> <p>4. Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974 and will be enforced by Environmental Health.</p>					
Primrose Hill Conservation Area Advisory Committee	<p><i>'The infill extension at first floor extends the rear wall of the original house, destroying the pattern of rear-extension paired with original wall plane which has been retained at this level in all the other houses in this group. In this respect the application conflicts with PH27 in the Primrose Hill conservation area statement which requires that extensions 'should be in harmony with the original form and character of the house and historic pattern of extensions within the terrace ...'. We understand the wish to make the flat self-contained, but advise that this could be achieved by other practical means.</i></p> <p><i>We object to the rear terrace provision which would enable overlooking of neighbouring habitable rooms, harming residential amenity.'</i></p> <p>Officer comment:</p> <p>See section '2. Design'.</p>					

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Site Description

This application relates to a 4 storey (plus basement floor) terraced building located on the north side of Chalcot Road, northwest of Fitzroy Road and southeast of Chalcot Square. The property is located within the Primrose Hill Conservation Area and is identified as a building that makes a positive contribution to the conservation area. The building is not listed.

The property is in use as a number of self-contained flats (Class C3 use)

Relevant History

Ref: 29046 - Erection of a rear extension at second floor level to provide a W.C. Granted 05/10/1979

Ref: 2015/3550/PRE –

Option 1: The erection of a single storey rear infill extension at first floor level (atop the existing single storey infill extension) and extend the existing first floor level closet wing rearwards for additional residential accommodation to create a 1 x bedroom flat (Class C3).

Option 2: The erection of a single storey rear infill extension at first floor level (recessed atop the existing single storey infill extension) and a terrace bounded by railings for additional residential accommodation to create a 1 x bedroom flat (Class C3). – Advice issued 15/07/2015

Relevant policies

National and London wide policies and guidance

Planning (listed building and conservation area) Act 1990 as amended
Enterprise and Regulatory Reform Act (ERR) 2013.
National Planning Policy Framework 2012
National Planning Policy Guidance 2014
London Plan 2015 consolidated with amendments since 2011

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
CS13 (Tackling climate change and promoting higher environmental standards)
CS14 (Promoting high quality places and conserving our heritage)
DP2 (Making full use of Camden's capacity for housing)
DP5 (Homes of different sizes)
DP6 (Lifetime homes and wheelchair homes)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011: CPG6 Amenity

Camden Planning Guidance 2015: CPG1 Design; CPG2 Housing

The Primrose Hill conservation area statement (2000)

Commented [HZ1]: Please include all relevant policies relating residential standards etc

Assessment

1. Proposal:

1.1 The application proposes:

- The erection of a single storey (1.5m depth) rear infill extension at first floor level, featuring a rear set of timber framed French doors and pitched lead roof.
- The creation of a terrace bounded by metal railings at rear first floor level
- The above works would provide additional residential accommodation to create a 1 x bedroom self contained first floor flat.

1.3 The main issues for consideration therefore are:

- Design
- Residential amenity
- Quality of accommodation

2. Design

2.1 The north side of Chalcot Road, namely Nos. 23-30 (cons) is characterised by 4 storey buildings with mansard roofs. To the rear, the prevailing development is that of 2 storey closet wing extensions, rising up to ground and first floor level. Infill extensions are also prevalent, rising up to ground floor level.

2.2 The application property however, features a recessed (of lesser depth into the garden than the extensions at lower ground and ground floor level) closet wing rising up to second floor level, at odds with the prevailing development within the terrace. Constructed in the late 1980's, this is recognised as an isolated development without detrimental harm to the character and appearance of the host building and the terrace for which it forms part, by virtue of its depth and materials.

2.3 The Primrose Hill Conservation Area Statement notes that new development should be seen as an opportunity to enhance the conservation area and that new development should respect existing features. In particular:

- *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.*

2.4 Although the proposal would be an isolated form of development within this terrace, its limited depth (1/2 depth of the extension below) and detailed design would represent a subordinate addition, using sympathetic and appropriate materials. The proposed extension would not appear unduly prominent alongside a variety of other extensions, albeit at a higher level. The resulting impact of the extension would be limited. The proposal would not harm the character and scale of the terrace and the Primrose Hill Conservation Area.

2.5 The associated metal railings forming the curtilage of the terrace are typical along Chalcot Road and would be sympathetic to the character and appearance of the host building.

2.6 Within his context, the proposal would preserve the character and appearance of the conservation area in compliance with policies CS14; DP24 and DP25.

3. Residential amenity

3.1 The first floor extension would not feature flank windows, but rather windows within the rear, which would be set a significant distance from directly facing neighbouring windows and would not therefore result in overlooking.

3.2 The proposed terrace at first floor level, by virtue of its depth, size and position, would not detrimentally harm the privacy of the neighbouring occupiers, particularly the adjacent no. 27 Chalcot Road. The use of the terrace would not allow any direct views of any adjacent or surrounding windows serving habitable rooms. The closest window, should the potential terrace user look back towards no. 27 Chalcot Road, serves a communal stairway. With that said, even this view would be extremely acute and predominantly obscured by the flank wall of the proposed first floor level extension.

3.3 It is acknowledged the terrace would however provide views of the neighbouring gardens below. This occurrence of terraces overlooking gardens below is already noted along Chalcot Road and in this instance, particularly given its size of 3sqm would not be of any greater detriment in terms of privacy or noise than the existing arrangement from the many overlooking windows.

3.4 In terms of light, overshadowing and outlook, the depth of the first floor extension would align with the host building's existing shallow closet wing extension. As a result of its size, position and orientation, its impact would only be limited to the adjacent first floor level window of no. 27 Chalcot Road, which serves a communal stairway. In this context, the extension would not be detrimental to any habitable accommodation and is therefore policy compliant.

4. Accommodation

4.1 The property comprises 3 flats, the first floor flat is non self-contained by way of a WC on the half landing, the upper and lower level flats are however self-contained. This proposal would provide additional floorspace to create a self-contained the remaining non self-contained flat. The redundant WC would then be used as a communal utility room. The resulting first floor flat would be 45sqm, provide a good level of accommodation and meet the floorspace requirements of a 1 person flat according to the London Plan standards.

5. Recommendation:

5.1 Grant Conditional Planning Permission

Disclaimer

Decision route to be decided by nominated members on Monday 1st February 2016. For further information please click [here](#)