

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	26/11/2024
		N/A / attached	<b>Consultation Expiry Date:</b>	03/11/2024
<b>Officer</b>			<b>Application Number(s)</b>	
Gary Wong			2024/4195/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
30 Chalcot Road London NW1 8LN			Refer to decision notice.	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Erection of first floor rear infill extension and associated works.				
<b>Recommendation(s):</b>		Refused		
<b>Application Type:</b>		Householder Application		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Decision Notice</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation</b>	Site notices were displayed on 04/10/2024 and expired on 28/10/2024. Press notice was published on 10/10/2024 and expired on 03/11/2024.			
<b>Adjoining Occupiers:</b>	No. of responses	<b>03</b>	No. of objections	<b>03</b>
<b>Summary of consultation responses:</b>	<p>Two neighbour objections were received and are summarised as follows:</p> <ul style="list-style-type: none"> <li>• The proposal will potentially impact on the view to Chalcot Square and the surrounding area.</li> <li>• The proposed extension is heavy, bulky and will be unattractive to this inner courtyard.</li> <li>• Potential noise and dust disturbance from the digging works.</li> <li>• Concerns about potential damages to the foundations of the houses.</li> </ul>			
<b>Primrose Hill CAAC</b>	<p>The objection can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• Objection was raised to their first attempt to gain planning consent for the first floor rear extension under 2024/0035/P which was later withdrawn.</li> <li>• Strongly object to the rear addition to the first floor which destroys the original and surviving plan form and balance of the elevation at this level.</li> <li>• The proposal goes against the Primrose Hill Conservation Area Statement at PH27.</li> <li>• Noted the applicant's arguments from other cases but they are not valid as precedents for this application.</li> <li>• We argue more generally that an individual case does not set a pattern.</li> </ul>			

## 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 offices above. The building is not listed but the neighbour sites 12-14 Chalcot Road are grade II listed. The site is a positive contributor within Primrose Hill Conservation Area.

## Relevant History

### Application site:

**2024/2752/P** - Installation of air conditioning condenser unit on fourth floor front terrace – **Pending decision**

**2024/2751/P** - Erection of single storey ground floor rear extension and alterations to rear elevation windows – **Granted 27/09/2024**

**2024/0035/P** - Erection of single storey lower ground floor, ground floor extension and associated works – **Granted 20/06/2024**

**2011/3811/P** - 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) - **Granted 04/10/2011**

**9200366** - The erection of a roof extension at 3rd floor level plus the formation of a roof terrace at front; the addition of an extra storey to the 2-storey rear extension; infill extension at rear basement level and minor elevational alterations in association with the continued use of the building as 2 self-contained maisonettes as shown on drawing nos. 1-9 and 12-20 revised by letter 06.07.92. – **Granted 30/07/1992**

### Neighbouring sites:

#### *29A Chalcot Road*

**2022/3883/P** - Ground floor rear extension and timber trellis to side garden walls to raise overall height of side walls from 1.3m to 2m, raising rear garden wall in brick by 250mm – **Granted 29/03/2023**

**2010/1968/P** - Erection of single storey rear extension at ground floor level including lowering the level of the floor to existing flat (Class C3) – **Granted 05/07/2010**

#### *28 Chalcot Road*

**2019/3937/P** - Change of use of 2 x 2 bedroom flats into a 1 x 4 bed single family dwellinghouse. Erection of single storey ground floor rear extension to infill balcony. Rear extension of first floor terrace with alterations to external steps and insertion of roof light – **Granted 14/11/2019**

**2018/6299/P** - Change of use of 2 x 2 bedroom flats into a 1 x 4 bed single family dwellinghouse.- **Granted 05/02/2019**

#### *27 Chalcot Road*

**2014/0551/P** - Conversion of existing dwelling to 3x flats including two storey rear extension and mansard roof. – **Granted subject to a S106 Legal Agreement 18/02/2015**

#### *26 Chalcot Road*

**2015/7019/P** - 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). – **Granted 08/02/2016**

## 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

### Camden Planning Guidance:

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

### Primrose Hill Conservation Area Statement 2000

## Assessment

### 1. The proposal

- 1.1. The applicant is seeking permission for the erection of a first floor rear extension.
- 1.2. The proposed extension would measure approximately 3.16m in width, 2.02m in depth and 3.61m in height. It would have a flat roof and would be built with brick matching the existing building.

### 2. Design and heritage

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within Policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Furthermore, Policy D2 states that the Council will preserve and enhance Camden's heritage assets and their settings and seek to manage development in a way that retains the distinctive character of conservation areas and their significance and will therefore only grant planning permission for development that preserves or enhances the special character or appearance of the area.
- 2.2. The CPG on Design states development should respond positively and sensitively to the existing context and integrate well with the existing character of a place, building and its surroundings. Paragraphs 3.42-3.44 of the CPG on Design specifically mention that the Council will, in addition to considering proposals on an individual basis, also consider whether changes could cumulatively cause harm to the overall heritage value and the integrity of the relevant Conservation Area in assessing applications that affect heritage assets. The Council recognises that changes to individual buildings as well as groups of buildings such as terraces, can cumulatively cause harm to the character of conservation areas. The Council will therefore take cumulative impact into account when assessing a scheme's impact on conservation areas.
- 2.3. The CPG on Home Improvements mentions that rear extensions should be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing. They should respect and preserve the original design and proportions of the building including its architectural period and style, existing architectural features such as projecting bays, decorative balconies, cornices and chimney stacks. Rear extensions should be carefully scaled in terms of their height, width and depth.
- 2.4. In addition, the following guidelines detail the advice from the Primrose Hill Conservation Area Statement in relation to rear extensions:
  - 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 a 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.*

- 2.5. It is noted that a similar first floor rear extension was first included in a previous application Ref: 2024/0035/P but was later omitted on officers' advice. It was expressed during this application that a further addition to the first-floor rear would not be supported. The current proposal is largely similar to that shown in the previous scheme but with a reduced height of approximately 500mm.
- 2.6. The application building is a 5-storey Victorian terrace and planning permission was previously granted for a lower ground and an upper ground floor rear extension under 2024/0035/P. That permission results in full width rear extensions at ground and lower ground floor levels.
- 2.7. The current proposal seeks permission for a further rear addition at the first floor level which would result in another full width rear extension on top of the two approved extensions leaving the original rear elevation totally obscured from lower ground to first floor. The first floor rear addition would further subsume and erode the surviving architectural details, fenestration pattern and massing of the application building. It would impact detrimentally on the original and surviving plan form and balance of the rear elevation at this level along this row of terraces.
- 2.8. There are multiple proposed drawings identified with disparities which instil a general lack of confidence in the quality of the overall scheme and hinder a comprehensive assessment on the impacts of the proposed works. These include:
- Proposed first floor plan does not show the full-width lower ground and upper ground floor extensions as approved under refs: 2024/2751/P and 2024/0035/P;
  - Proposed second and third floor plan do not show the line of the proposed first floor rear infill extension;
  - The proposed section does not clearly show the approved extensions at ground and lower ground floor;
  - The rear window alignment in the proposed first floor rear extension shown on the proposed rear elevation and the proposed first floor plan do not match, with the floor plan showing the window centrally and the elevation showing it offset to the left.
- 2.9. The resulting cumulative impact of the proposed first floor rear extension (with elevation set flush with the existing upper ground floor closet wing), would lead the building to present with full-width rear extensions across three floor levels from lower ground to first floor, causing unacceptable harm to the remaining original architectural features and detailing such as the original 6-over-6 timber sash rear window at first floor level. As such, the detrimental cumulative impact and continuous erosion of the character and appearance of the host building and the Conservation Area resulting from the proposal would be contrary to Policies D1 and D2 of the London Borough of Camden Local Plan 2017 and Guidelines PH25-28 and 30 of the Primrose Hill Conservation Area Statement 2000.
- 2.10. The submitted planning and heritage statement cited several examples of other first floor rear extensions as precedents to justify this proposal. However, the latest permission cited is that at 26 Chalcot Road, which was approved in 2015 (Ref: 2015/7019/P) which was before the adoption of the current local plan. The approved extension at 26 Chalcot Road was different as its height does not project above the existing rear closet wing, whereas this proposal would measure 1.22m above the existing first floor rear outrigger. Even if this proposal were to match the existing height of the outrigger,

it would still not be acceptable firstly in principle and secondly due to the cumulative harm caused by the erosion of the historic pattern and rhythm of the rear elevation and in turn harmful to the character and appearance of the host property and conservation area.

2.11. Other examples quoted including, 27 and 28 Chalcot Road, 14 Chalcot Square and 24 Fitzroy Road are either older than the permission granted at 26 Chalcot Road, or with proposals incomparable to this application because they relate to extensions at different floor levels or extensions simply replacing the existing.

2.12. Overall, the proposed first floor rear extension when assessed cumulatively with other extensions, by reason of siting, scale and design, would not be subordinate to the host building and cause harm to the character and appearance of the Primrose Hill Conservation Area contrary to Policies D1 and D2 of the London Borough of Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2023.

### **3. Amenity**

3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.

3.2. In terms of amenity, the proposed first floor rear extension would not extend beyond the depth of the adjacent neighbour at 12 Chalcot Square and would sit flush with the existing first floor rear outrigger. Whilst it would have a significant height of approximately 3.6m, given its location, it is not considered there would be any undue loss of light or outlook to the surrounding neighbours. No side windows are proposed with only a rear window included, which is not considered to cause any harm to overlooking compared to existing windows. As such, it is considered the proposal would have acceptable amenity impact to the neighbouring properties.

3.3. Overall, the amenity impact in terms of loss of light, outlook and privacy is considered acceptable and in accordance with Policy A1 of the London Borough of Camden Local Plan 2017.

### **4. Biodiversity**

4.1. Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is a Householder application.

### **5. Conclusion**

5.1. The proposed first floor rear extension when assessed cumulatively with other extensions, by reason of siting, scale and design, would not be subordinate to the host building and cause harm to the character and appearance of the Primrose Hill Conservation Area contrary to Policies D1 and D2 of the London Borough of Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2023.

### **6. Recommendation**

6.1. Refuse planning permission