

Application ref: 2025/1104/L
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Ashby Building Surveyors
4 Castle Gate
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
28 Chalcot Square
London
NW1 8YA

Proposal:

Demolition of existing ground floor front entrance steps/landings and re-forming to allow the addition of a stair lift to the stepped entrance. Internal works in connection with internal stair lift.

Drawing Nos: Site Location Plan; Design and Access Statement; Heritage Statement;
Drawings numbered: 638 D 360; 638 D 635; 639 D 631; 638 E 620; 638 E 621; 638
GA 611; 638 GA 610; 638 GA 613; 638 GA 612

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Site Location Plan; Design and Access Statement; Heritage Statement;
Drawings numbered: 638 D 360; 638 D 635; 639 D 631; 638 E 620; 638 E 621;
638 GA 611; 638 GA 610; 638 GA 613; 638 GA 612

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 The stair lifts and associated works hereby approved shall be removed, and all external surfaces made good in materials that resemble, as closely as possible, the colour and texture of the previously approved external surfaces within three months of the current beneficiary ceasing to occupy the premises- including the removal of a rail between Number 28 and the neighbouring entrance and the steps aligned to match the historic arrangement; the Council having been informed in writing.

Reason: To safeguard the special architectural and historic interest of the heritage asset and the character and appearance of the conservation area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

- 2 Reasons for granting consent:

Site and Significance

28 Chalcot Square is a GII 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 significance of the site includes its architectural design and materials, planform, evidential value as a mid-C19th terraced house, its group value with the other houses in the square, and its positive contribution to the character and appearance of the Primrose Hill Conservation Area.

Proposals

Installation of stair lift to front steps and stair lift internally from entrance hall level to basement level. To provide improved access to the ground and lower ground floors of this property to aid access for a disabled person who will reside on the lower ground and ground floors. A letter from a General Practitioner of medicine has been submitted as part of the proposals setting out the special circumstances of the beneficiary of the proposed works.

Alterations include: demolition of existing ground floor front entrance steps/landings and re-forming in a consistent design to allow the addition of a temporary external stair lift to the stepped entrance, installing an additional railing section to provide fall protection with no. 27, adding a temporary stair lift internally between ground and lower ground floors and layout alterations to the lower ground floor to allow for ease of movement.

Public Consultation

The proposals have been advertised by site and press notices and the CAAC has been consulted.

The following responses were received:

Neighbour Response (summarised): The drawing also shows a proposed metal panel between no.28 and my house at no.27 which is restricting and unnecessary. Please confirm the steps and other works will be reinstated to match neighbours when no longer required.

CAAC Response (summarised): We would expect to object strongly to the changes proposed here to a Listed Building but accept that the special personal circumstances justify a different approach. We would not object to a personal consent, requiring the works presently proposed to be reversed when no longer required.

Impact of Proposals on Significance

The principal considerations material to the determination of this application are: the design and impact of the proposal on the special architectural and historic interest of the Grade II listed building, its setting and significance, and on the character and appearance of the wider Conservation Area.

The proposed works are required to allow improved access and egress into and out of the property by the applicant/occupant.

Local Plan Policy D1 (Design) aims to ensure that all developments are of the highest standard of design and respect the character, setting, form and scale of neighbouring buildings, its contribution to the public realm, and its impact on wider views and vistas.

Local Plan Policy D2 (Heritage) states that the Council will require that developments preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. This is supported by the Primrose Hill Conservation Area appraisal and management strategy (adopted October 2007).

Additionally, Policy D2 states that the Council will resist proposals for alterations to a listed building that would cause harm to the special architectural and historic interest of the building, or to the significance of a

listed building through an effect on its setting.

Camden Planning Guidance (CPG) Home Improvements generally advises on some basic principles for alterations to a residential property, including the need to respect and be complementary to the original character of the existing building; to ensure that the space is usable and accessible to people with varying abilities; and to ensure that alterations are safe and secure.

The proposed works are required to allow improved access and egress into and out of the property by the applicant/occupant, who has difficulty entering and exiting the premises using existing stairs at the front of the property.

The original intention was to accommodate a lift in the lightwell which may have allowed for less, or less constant, visual intrusion to the public realm. However, the shape and configuration of the lightwell is very irregular and it appears a lift could not be fitted within it.

Local Plan Policy C6 (Access for all) and CPG Access for all (March 2019) both recognise that for listed buildings and other heritage assets, the Council will need to balance the requirement to provide access with the interests of conservation and preservation. They also recognise that measures to facilitate dignified and easy access to and within listed buildings can often be sensitively incorporated without damage to the buildings special architectural or historic interest.

Turning to the assessment, the principal consideration material to the determination of the application is the impact of the proposal on the Grade II listed building and its features of special architectural or historic interest. In this regard, it is firstly noted that all proposed works would be reversible. The existing steps have been covered in modern tiles and consent has recently been granted for a more sympathetic design of step to be reinstated. The form of stair lift proposed alteration to the form of the steps, but the proposed arrangement is relatively minor in terms of the alteration to appearance which it would cause. Providing the fixing etc and the provision and connection of the power source is not considered to cause harm to historic fabric and both of the stair lifts and the associated works would be a reversible alteration in terms of impact on fabric.

The rail/rod is supplied for Building Regulations. There is a 230mm drop between the step height of no. 28 and the lower step height of no. 27. If a rail is installed the preference is for one which replicates the Victorian cast iron rail already existing to the lightwell side, and this is what has been applied for.

A condition has been attached requiring the stair lifts to be removed and the affected areas made good when the lifts are no longer required.

The proposed stair lift would not be sympathetic to the general historic character and appearance of the host building by reason of its modern and functional design and materials. It would be visually intrusive, certainly in terms of the subject listed building but also in terms of the setting of its neighbours within the square and the general public realm surrounding the front of the house (all of which is within the conservation area).

It is considered that the proposals would cause harm to the special architectural and historic interest of the building, and harm to the setting of

neighbouring listed buildings, and harm to the character and appearance of the conservation area (failure to preserve or enhance).

However, given the balance of evidence submitted with the application, the fact that the proposals are providing the only means necessary of providing access to a permanent resident of the premises and are delivering that access to the minimum extent of the property, it is considered that the reversible harm which would be caused by the proposals is balanced by the public benefit of allowing the beneficiary to remain living with his family in a dignified and relatively independent manner. The internal works needed to achieve access are not considered to cause any harm to historic fabric as they are connected to a new staircase. They would cause less than substantial harm to the character of the basement stair and the entrance hall, but to a reversible degree.

The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan and the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer