

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>14/03/2013</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	21/02/2013
<b>Officer</b>			<b>Application Number(s)</b>		
Tania Skelli-Yaoz			2012/6770/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
31 Chalcot Road London NW1 8LP			See 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>					
Variation of condition 3 (build in accordance with approved plans) of planning permission dated 16/11/12 (Ref: 2012/4275/P) for alterations to elevation of rear lower ground floor extension and enlargement of rear upper ground extension to existing dwelling house, namely to include a balcony at rear upper ground floor level.					
<b>Recommendation(s):</b>		Approve			
<b>Application Type:</b>		Variation or Removal of Condition(s)			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	20	No. of responses	02 02	No. of objections	01
	No. Electronic					
Summary of consultation responses:	<p><u>11 Chalcot Square</u> (two members of same family): Objection. Concerns over loss of light to living area window and in clarity of drawings to demonstrate this.</p> <p><u>28 Fitzroy Road</u>: Comment. The change in the rear elevation accentuates the somewhat unsuitable fenestration details. The previous application gave permission for fenestration out of keeping with the general elevation and the new application makes this rather worse. The key to making this more acceptable is very careful detailing of the new windows and doors. I hope this will be requested and followed up.</p> <p><b>Officers' comments:</b> <i>a special site visit has been carried-out to the first objector's living to ascertain the use of the room where the subject window falls in. It was found that the window serves a living room, which although receives light from the kitchen area openings does, benefits from this window as its only window. The submitted drawings have subsequently been amended as detailed in assessment.</i></p> <p><i>Only the new elements can be assessed under this proposal. All previous conditions will be re-attached to this approval.</i></p>					
CAAC/Local groups* comments: *Please Specify	<p><u>Primrose Hill CAAC</u>: Object.</p> <p>The new intervention should be distinctive and in its own style, as proposed, but the original building should retain its own form, which contributes to that quality of distinctiveness. Therefore, the ground floor (entrance level) window should retain its original form. We note that its lower section will anyway be obscured as it backs on to the kitchen sink.</p> <p><b>Officers' comments:</b> <i>as this is an amendment (S73 app) to the previously approved proposal the principle of the extension and fenestration has been approved. The only new element to this proposal is a projecting balcony with railings. The kitchen window has been revised to as originally approved.</i></p>					
Site Description						
<p>The application site comprises a mid terrace property over lower ground, ground and two upper floors on Chalcot Road, close to its junction with Fitzroy Road. The property is not listed, but is located within the Primrose Hill Conservation Area and is identified as a positive contributor in the Conservation Area Statement.</p> <p>The property has several rear extensions that form a two storey rear extension. There are currently extensions that extend to the full width of the rear of the property, at lower ground and ground floor levels. The infill extensions are predominantly glazed. The upper ground floor level has a pitched lead roof and is set back from the lower ground floor with an obscure glazed roof. The existing rear addition is constructed of brick with timber windows and a flat roof.</p> <p>The property is adjacent to 11 Chalcot Square which faces the same highway but has a different street name and the buildings are set back with a deeper footprint. The property is also adjacent to 32 Chalcot Road which has a two storey rear extension.</p> <p>The property is within the Primrose Hill Conservation Area and has had its permitted development rights revoked. This building, along with all the others in Chalcot Road, are identified as making a positive contribution to the conservation area.</p>						

## Relevant History

2012/4275/P pp was GRANTED on 16/11/2012 for Alterations to elevation of rear lower ground floor extension and enlargement of rear upper ground extension, to existing dwellinghouse (Class C3).

### 32 Chalcot Road

2009/5953/P - Erection of an infill rear extension at ground and basement levels, with ground floor balcony, to existing dwelling (Class C3). Approved March 2010.

## Relevant policies

National Planning Policy Framework (NPPF) 2012

The London Plan 2011

### **LDF Core Strategy and Development Policies**

#### Core Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

#### Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

CPG1 Design – section 4 (Extensions, alterations and conservatories)

Primrose Hill Conservation Area Statement 2000

## Assessment

### **Proposal-**

This proposal is made under S73 of the Town and Country Planning Act for an amendment to the previous pp.

A minor-material amendment is sought to be approved to include the erection of a balcony that projects beyond slightly beyond the originally approved building line. The current proposal included stairs leading to the garden and the enlargement of the rear first floor kitchen window, however, both these elements have been omitted.

### **Design-**

The retention of the window as previously approved is welcome. The enlargement of the window would not result in evident benefit to the internal plan as a kitchen sink and counter is proposed behind it.

The proposed railings are considered acceptable and preferable to a glass balustrade as they would reflect the historical architectural context of the area more closely and they would match those at no. 32.

There are no proposed alterations at lower ground level. The projection of the balcony at raised ground floor level will be of 0.350m and sit just behind the side window of no. 11 Chalcot Square. This will be non-detrimental in design terms and match what has been built at no. 32 Chalcot Road, next door. The whole rear elevation is not visible from the public realm, however, the amendment is considered sensitive and in keeping with the original permission and complies with policies DP24 and DP25.

### **Amenity-**

The location of the side window of no. 11 Chalcot Square was not made clear originally but has been included in the drawings in the course of the application. The proposal has therefore been revised so that the stairs are removed and do not obstruct that window at all. Also, the proposed balcony will not obstruct that window at all. As such, the proposal is considered to protect the amenities of all surrounding adjoining occupiers and is not detrimental to their living spaces. Accordingly, the proposal complies with policy Dp26.

**CIL**-not liable.

To summarise, the proposal is considered material to the original permission but one that can be considered as a minor amendment under S73 and is recommended for approval.

## DISCLAIMER

Decision route to be decided by nominated members on Monday 11<sup>th</sup> March 2013. For further information please click [here](#).