

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	07/11/2012
		N/A		Consultation Expiry Date:	25/10/2012
Officer			Application Number(s)		
Seonaid Carr			2012/4732/P		
Application Address			Drawing Numbers		
19 Chalcot Crescent London NW1 8YE			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey rear/side conservatory extension at lower ground level, landscaping to the rear garden including lowering of level, installation of a new doorway and window to the front elevation at lower ground level to existing dwelling house (Class C3).					
Recommendation(s):		2012/4732/P – Grant conditional permission 2012/4796/L – Grant conditional listed building consent			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	07	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>A press notice was issued on 04 October 2012 (expired 25 October 2012) and a site notice was erected 27 September 2012 (expired 18 October 2012).</p> <p>A resident at No.17 Chalcot Crescent has objected to the proposal on the following grounds:</p> <ul style="list-style-type: none"> The erection of the conservatory is not my concern. The excavation to lower the level of the back garden most emphatically is. The party wall (flank wall of No.17) is only a party wall in as much as it overlooks the garden of No.19. This house suffers damp and insect infestation due to the refusal of the previous owner to allow the Council to erect scaffolding to repoint the wall as advised by the Council. The proposed lowering of the garden area threatens to cause structural damage to this house, No.17. <p>Officer Comment:</p> <ul style="list-style-type: none"> Party wall issues are not a material planning consideration and are civil matters, it is not the remit of planning legislation to resolve Party wall disputes; The issue of the neighbouring property suffering damp due to the previous owner of the application site refusing access to do repointing works, is a civil matter and not a material planning consideration for this application. The neighbours concern in respect of the structural implications of the lowering of the garden has been addressed within the assessment section below. 					
CAAC comments:	<p>The Primrose Hill CAAC have been consulted on the proposal and raise the following concerns:</p> <ul style="list-style-type: none"> The property has a significant corner position and a narrow space between the rear of this house and flank of the adjacent house at No.17. The degree of demolition of fabric is excessive and harmful, the creation of two wide openings would harm the character of the Listed Building. The wrap around form of the proposed glazed extension is inappropriate in this location and in relation to the Listed Building and its setting, a more traditional plan form might be acceptable. The internal alterations to the stair at basement level are harmful and respect of a critical element of the Listed Building; The glazed enclosure is intrusive and would be unnecessary if the plan form were less harmfully changed at basement level. <p>Officer Comment:</p> <ul style="list-style-type: none"> The design concerned raised by the CAAC are addressed within the assessment section below. Please note amendments have been received since these initial comments which have addressed concerns in respect of bullet points 2, 4 and 5. 					

Site Description

The application site comprises of a Grade II listed building of four storeys (including lower ground floor level) in use as a single dwellinghouse. The property is located to the eastern side of Chalcot Crescent and is an end of terrace dwelling located on the corner aspect of Chalcot Crescent. The property is listed as part of a terrace of five houses (Nos.19-27) built 1860-68. The surrounding area is predominantly residential in nature.

The application site is located within the Primrose Hill Conservation Area, it is also subject to an Article 4 direction removing permitted development rights.

Relevant History

There is no relevant planning history relating to the application site.

Relevant policies

National Planning Policy Framework (2012) London Plan (2011)

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development
CS14 Promoting high quality places and conserving our heritage
DP17 Walking, cycling and public transport
DP22 Promoting sustainable design and construction
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours
DP27 Basements and Lightwells

Camden Planning Guidance 2011 and Conservation Area Statements

CPG1 Design
CPG6 Amenity
Primrose Hill Conservation Area Statement (2000)

English Heritage London terrace houses 1660-1860 (1996)

Assessment

Proposal

Planning permission is sought for the erection of single storey rear/side conservatory extension at lower ground level, landscaping to the rear garden including lowering of garden level, installation of a new doorway and window to the front elevation at lower ground level to existing dwelling house. Listed building consent is also sought for these works together with internal alterations to partition walls to the lower ground, first and second floors and an alteration to the bottom of the stair leading from the upper to lower ground levels.

The proposed extension would be sited to the southern corner of the property at lower ground floor level, the extension would project up to 3.5m from the rear of the property, terminating in line with the rear boundary of the site, it would then wrap around the corner of the property, encompassing 2.3m of the rear elevation and 2.5m of the flank elevation. The extension would terminate against the rear and flank boundaries of the site. The extension would have a dual pitched roof with an eaves height of 2.7m and central ridge height of 3.3m (terminating in line with the boundary wall). The extension would be constructed wholly in glass with a thin aluminium frame. This aspect of the development would involve excavating 0.6m of the rear garden area.

Within the proposed extension an existing window opening would be increased from 0.8m to 1m, to accommodate a door that would lead from the main dwelling into the conservatory. Within the flank elevation of the main dwelling there would be the creation of an opening to allow a second access into the conservatory this would measure 1.2m.

To the front elevation at lower ground floor level is an existing single storey utility store, which doesn't appear as an original feature of the dwelling, it is proposed to retain the opening but remove the door that leads from the main dwelling into this area and remove the existing sliding doors which are external and install a single door and window.

Also within the lower ground floor level it is proposed to create a WC within an existing store by installing a door, remove some of the partition walls including part of the stair compartment and a section of the wall separating the front and rear rooms. It is also proposed to make some alterations to the internal stair leading from upper ground to lower ground. Due to the removal of part of the stair compartment it is proposed to retain the existing stairs and install a new balustrade at the turning point at the bottom of the stairs.

No alterations are proposed to the ground floor level. To the first floor level, it is proposed to remove the existing cupboards and install partition walls to the rear room to create a dressing room and bathroom, together with a sink built into the wall which would form part of the separate bathroom accessed via the hallway. There would also be a door installed to between the front and rear rooms.

To the second floor level it is proposed to bring the door for one of the rear bedrooms forward so it is accessed from the central hallway. To the front bedroom it is proposed to install some partition walls to create a shower room and storage facilities.

Background

Concerns were raised with the initial proposals which included significant alterations to the internal stair leading to from the upper ground floor to lower ground floor levels which included the installation of a new stair together with a glass enclosure; there were also significant alterations to the opening to the rear elevation and a new opening within the flank elevation. As such amendments were accepted which saw the glass enclosure removed and the existing internal stair retained with slight alterations to the bottom turning section. The opening to the rear elevation was also reduced so it would be no wider than the existing opening together with a reduction of the opening to the flank elevation to ensure it would be same width as the openings within the rear to ensure historic consistency.

Design

Policy DP24 requires development to be of the highest standard of design and consider the character, setting, context and form and scale of neighbouring buildings together with the character and proportions of the existing building. With specific regard to Listed Buildings, Policy DP25 seeks to preserve or enhance the borough's listed buildings, permission will not be granted where it considers this would not cause harm to the special interest of the building. In respect of Conservation Areas DP25 seeks to maintain the character of Camden's conservation areas.

External alterations

The proposed rear extension by virtue of its design and siting is considered to be an acceptable addition to this listed building. Although the proposed extension would wrap around the corner of the listed building, as it would be a wholly glazed structure and the majority of the original walls would be retained, it is considered it would not cause harm to the special interest of the building or detract from its character and appearance. Further to this in terms of height, the proposed extension is considered to respect the scale of the host dwelling, with the central roof ridge terminating 0.5m from the cill of the windows at upper ground floor level and as such would not dominate views of the rear and flank elevations of the building.

In terms of the footprint and site coverage of the proposed extension, although it would terminate adjacent to part of the side and rear boundary, an adequate size of external amenity space would be retained as a result of the development. In addition, due to its lightweight appearance, it would not dominate the rear amenity area of the site and would thereby respecting the setting of the listed building.

In respect of the impact on the surrounding Conservation Area, the extension is considered to be a lightweight and subordinate addition to the host building and would not rise above the existing boundary wall, therefore it would not be readily visible from the surrounding streetscene. On the basis of its design and siting, it is considered that the extension would not cause detrimental harm to the character and appearance of the surrounding Conservation Area and would accord with the objectives of Policy DP25.

A condition is recommended which requires the applicant to provide further details of the rear extension, including materials and information regarding how it will affix to the host property, to ensure the development respects the fabric of the listed building.

In light of the above, the proposed rear extension is considered to be an acceptable form of development which would not cause harm to the setting of the Grade II listed building or the character and appearance of the surrounding Conservation Area and as such would accord with the objectives of Policies DP24 and DP25.

To the front elevation it is proposed to make slight amendments to the single storey utility room which does not appear as an original feature of the property. It is proposed to remove the existing sliding doors which front onto the lightwell and install a single door and window. These alterations are considered to be a welcome improvement on the current situation which offers little to the special interest of the building. As such, the proposals to the front elevation would adhere to Policies DP24 and DP25. A condition is recommended which requires further details of the windows and doors to ensure they would be in keeping with the historic fabric of the building.

Internal alterations

As outlined above upon initial receipt of the applications the works to the lower ground floor level were considered to cause harm to the listed building and as such amendments were sought. The amendments included a reduction in the loss of partition walls and the retention of the existing stair with an alteration to part of the balustrade at the bottom turning point.

Although the proposal would see the removal of the stair compartment, the development would retain beams to the ceiling so the original plan form would still be legible if standing within the lower ground floor level. As such it is considered the loss of the actual walls would be acceptable. In respect of the alterations to the openings of the partition walls, this is considered acceptable as the nibs of the original walls would be retained and as such the original plan form would still be legible.

In respect of the openings to the rear leading into the proposed extension, given the opening within the flank elevation would be to the same width as an existing rear window it would be in keeping with the historic character of the building. In respect of increasing the opening within the rear, whilst it would be larger than original it would not be wider than another existing opening within the rear elevation and as such is considered to be acceptable and would not cause detrimental harm to the character of the building.

With regard to the works at first floor level, this level has had various changes over time, particularly to the rear room which include the installation of cupboards surrounding the room to create a dressing room. The removal of these cupboards and changes to the partition walls are not contentious. Whilst the inclusion of a wash hand basin through the wall within the rear bathroom is a little clumsy, on balance it is considered acceptable and would not cause harm to the special interest of this listed building.

In respect of the works to the second floor level, it was evident upon visiting the property that the front room has lost any historic features and all that remains evident is the chimney breast. The proposal includes the installation of a shower which would be located within a recess to the left of the chimney; there will be no removal or alteration to the chimney. Concern was initially raised in respect of how the shower room would be drained and ventilated. The applicant has clarified that if required it could have a sani flow WC which would enable waste to flow through a 20mm pipe which would be no more invasive to the fabric of the building than general heating pipes. Such detailing will be secured via condition. The alteration to the door within the rear bedroom is considered to be an acceptable alteration which would not detrimentally harm the plan form of the building. Therefore no objection is raised with regard to the alterations to the second floor level.

To summarise, it is considered that the proposed internal alterations would not cause harm to the special interest of the building and the proposed works would retain the character and setting of the Grade II listed building, in accordance with Policy DP25.

Amenity

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered.

Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

Given the siting of the proposed extension in relation to both the adjoining neighbouring No.21 and No.17, located north and west of the application site, the proposed development would not cause harm to the amenity enjoyed by neighbouring properties. As such there is no objection to the proposed on amenity grounds.

Community Infrastructure Levy (CIL)

The proposed extension would not be greater than 100sq m, as such it would not be liable to pay CIL.

Other Issues

An adjoining neighbour has raised concern in respect of the lowering of part of the rear garden area and the potential impact this would have on the structural stability of the adjoining property. When this concern was raised with the applicant, information was provided that demonstrated they have undertaken investigations to ascertain the impacts of the proposal.

The results of these investigations concluded that there will be no effect on the adjacent house. The applicant has made three trial holes, two adjacent the boundary with No.17 and one adjacent to the application property and boundary with No.21. Of the two trial holes made against the boundary with No.17 it was evident that there is approximately 600mm of fill on top of London Clay. It is important to note that the boundary walls continue down to the basement level of the adjacent houses, which is considerably deeper than 600mm which would be removed. Given the scale of the excavation works, at only 600mm deep, it is considered there would not be an impact on the structural stability of neighbouring residential properties, nor would the works impact on surrounding drainage, flooding and groundwater conditions. As the proposal would not constitute a basement excavation or other underground development policy DP27 is not strictly relevant to this application.

Conclusion

In conclusion, it is considered that the proposed works would be an acceptable form of development which would not cause harm to the character and appearance of the Grade II Listed Building or surrounding Conservation Area. As such the development would accord with the relevant policies of the Camden Development Framework.

Recommendation: Grant conditional permission and conditional listed building consent

DISCLAIMER

Decision route to be decided by nominated members on Monday 10th December 2012.
For further information please click [here](#).