

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>10/10/2012</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>10/10/2012*</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Nicola Tulley				2012/4294/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
40 CHALCOT CRESCENT LONDON NW1 8YD				See draft 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>							
<p>Details pursuant to condition 4(a) (doors and dormer window) of planning permission dated 10/04/12 (Ref: 2012/0906/P) for erection of enlarged dormer window in roofslope, replacement of window/doors at rear basement level, reinstate portico to front entrance, repair works to roof and facades and front boundary railings all in connection with conversion from 2 x 1-bed flats and 2 x 1-bed studios (Class C3) to 1 x 1-bed flat at basement level and 1 x 2-bed flat at ground to third floor level (Class C3).</p>							
<b>Recommendation(s):</b>		Approve details					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>	n/a						
<b>CAAC/Local groups comments:</b>	English Heritage*: EH have commented that they do not consider it to be necessary to be consulted.						

## Site Description

The application site forms part of a row of 12, 3-storey with basement terrace houses with rusticated ground floors and slated roofs. No 40 occupies a key site standing in a highly visible position at the end of Rothwell Street at its junction with Chalcot Crescent. The building is grade II listed but in a very poor condition. The site is within the Primrose Hill conservation area.

## Relevant History

**Approval of details**, reference 2012/4965/L, registered: Details pursuant to condition 3A (doors and dormer window) of planning permission dated 10/04/12 (Ref: 2012/1033/L) for erection of enlarged dormer window in roofslope, replacement of window/doors at rear basement level, reinstate portico to front entrance, repair works to roof and facades and front boundary railings all in connection with conversion from 2 x 1-bed flats and 2 x 1-bed studios (Class C3) to 1 x 1-bed flat at basement level and 1 x 2-bed flat at ground to third floor level (Class C3).

**Full planning and listed building consent**, references 2012/0906/P & 2012/1033/L, was granted for: Erection of enlarged dormer window in roofslope, replacement of window/doors at rear basement level, reinstate portico to front entrance, repair works to roof and facades and front boundary railings and internal alterations all in connection with conversion from 2 x 1-bed flats and 2 x 1-bed studios (Class C3) to 1 x 1-bed flat at basement level and 1 x 2-bed flat at ground to third floor level (Class C3).

**Historic planning reference**, H9/21/4/9604 (1970), was granted for: Conversion of lower ground and ground floors of 40 Chalcot Crescent, Camden, into two flats

## Relevant policies

### The London Plan: Spatial Development Strategy for Greater London: 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

##### Camden Planning Guidance

CPG1 Design

##### Conservation Guidance

Primrose Hill conservation area appraisal and management plan 2000

## Assessment

Planning permission, reference 2012/0906/P & 2012/1033/L, was granted on 10<sup>th</sup> April 2012 for the erection of enlarged dormer window in roofslope, replacement of window/doors at rear basement level, reinstate portico to front entrance, repair works to roof and facades and front boundary railings all in connection with conversion from 2 x 1-bed flats and 2 x 1-bed studios (Class C3) to 1 x 1-bed flat at basement level and 1 x 2-bed flat at ground to third floor level (Class C3).

The following planning condition was attached to the above permission to be discharged by the local planning authority:

### Condition 4

*Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council as Local Planning Authority in consultation with English Heritage before the relevant part of the work is begun. The relevant work shall be carried out in accordance with such approved details:*

*a) Plan, elevation and section drawings of all new doors and dormer window at a scale of 1:10 with typical moulding and achitrave details at a scale of 1:1.*

*Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.*

Plan number PP09 illustrates 1:10 scaled drawings of proposed doors in connection with planning references 2012/0906/P & 2012/1033/L. Conservation officers, that provided observations on the approved listed and full planning applications, consider that the details of the proposed internal and external doors are acceptable in that they should not harm the special interest of the listed building. Details of door mouldings have been illustrated in a scale of 1:1 with additional annotation 'to match existing' this is accepted provided that the moulding would match.

Plan number PP10 illustrates 1:10 details of the dormer window and 1:1 window detail, approved under references 2012/0906/P & 2012/1033/L. Conservation officers accept that the detail provided would not harm the special interest or character and appearance of this listed building in accordance with Development Policies: DP24 & DP25 of Camden's LDF.

English Heritage has been consulted on the details provided in relation to planning references 2012/0906/P & 2012/1033/L, however they have commented that they do not need to be consulted.

**Recommendation**

The details submitted are considered acceptable in relation to policies: CS14 (Promoting high quality places and conserving our heritage); DP24 (Securing high quality design); & DP25 (Conserving Camden's heritage) of Camden's LDF.

**Conclusion**

Approve details.

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