

Delegated Report		Analysis sheet		Expiry Date:		23/07/2012	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Neil Zaayman				2012/2724/P			
Application Address				Drawing Numbers			
5 Chalcot Road London NW1 8LH				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to condition 4 (structural engineer's appointment) of planning permission dated 03/04/12 (ref. 2012/0884/P) for the erection of rear glazed extension from basement to second floor level, erection of rear second floor level extension to closet wing, lowering of basement level floor and replacement of windows/doors on front and rear elevations of dwelling house (Class C3).							
Recommendation(s):		Approve details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Given that the application is to remove/discharge outstanding conditions, no external consultation was undertaken.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site is a three-storey mid-terrace house with basement and attic levels on the north-east side of Chalcot Road in the Primrose Hill Conservation Area. The property is a single residential family house that has had numerous internal and external alterations, including a 2-storey glazed extension to the rear.

That part of the conservation area is very urban in character with high density of development and is subject to an article 4 direction. The frontages of the terrace that application property forms part are relatively uniform. However the rear elevation of the terrace is more utilitarian and is characterised by a variety of rear extensions.

Relevant History

2004/2207/P – Planning permission was granted on 13/07/2004 for the conversion of the basement flat and upper maisonette to form a single family dwelling house involving the erection of a two-storey (lower and upper ground floor levels) rear infill extension, installation of spiral staircase in front light well and alterations to the rear elevation facade.

2004/3348/P – Planning permission was granted on appeal on 08/06/2005 for the conversion of the basement flat and upper maisonette to a single family dwelling, involving the installation of spiral stair case within the front light well, alterations to the fenestration of the existing rear elevation and the erection of a three-storey glazed rear extension occupying basement, ground floor and first floor levels. The Council's reason for refusal was due to the fact that the proposed rear extension by reason of its height would result in loss of traditional closet wing and dominate the rear elevation of the parent building to the detriment of the character and appearance of the building and the conservation area.

The Planning Inspectorate considered the proposed three-storey rear extension not to be incongruous and out of character within the context of the adjoining sites and to be subservient to the host building and the structures to either side and allowed the appeal.

2007/6426/P- Planning permission was granted on appeal on 22/10/2008 for the erection of rear second floor level glazed extension in connection with existing single-family dwellinghouse (Class C3).

The Inspectorate considered the cumulative affect of the proposed extension on the rest of the parent building and the rest of the terrace houses in the area. However the inspectorate concluded that the proposed extension by reason of its materials, height and positioning would allow the original rear elevation to be readily apparent, including both the top floor window and the roof itself and therefore just stops short of cumulative effect that can undermine the articulation of the building. Additionally, it was not considered that the proposal would have caused unacceptable overlooking to neighbouring properties.

2008/5486/P – Planning permission was granted on 23/12/2008 for the erection of a rear second floor level glazed extension in connection with the existing single-family dwellinghouse (Class C3). The proposed works were similar to those approved at appeal, however, the extension was proposed to be increased in height by 400mm in order to align the interior floor levels.

2012/0884/P – Planning permission was granted on 03/04/2012 for the erection of rear glazed extension from basement to second floor level (following demolition of existing rear extension), erection of rear second floor level extension to closet wing, lowering of basement level floor, replacement of windows/doors on front and rear elevations all in connection with existing single-family dwellinghouse (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP6 (Lifetime homes and wheelchair homes)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Primrose Hill Conservation Area Statement

Assessment

Planning permission was granted 3rd April 2012 for the erection of rear glazed extension from basement to second floor level (following demolition of existing rear extension), erection of rear second floor level extension to closet wing, lowering of basement level floor, replacement of windows/doors on front and rear elevations all in connection with existing single-family dwellinghouse (Class C3).under planning reference 2012/0884/P. The following condition was attached to the decision notice to be discharged by the Local Planning Authority:

Condition 4:

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

In respect of condition 4, the agent submitted an official quotation from Built Engineers Ltd and subsequent appointment instructing Built Engineers Ltd to undertake the work. Built Engineers Ltd has been appointed to inspect and monitor construction work related to the basement, as approved by planning reference 2012/0884/P. In view of the above, condition 4 of planning permission reference 2012/0884/P can be approved.

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