

Delegated Report		Analysis sheet		Expiry Date:	29/03/2012		
		N/A / attached		Consultation Expiry Date:	08/03/2012		
Officer			Application Number(s)				
Conor McDonagh			2012/0766/P 2012/0767/L				
Application Address			Drawing Numbers				
12 Chamberlain Street London NW1 8XB			Refer to decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Planning permission & Listed building consent: Alterations to pavement vaults including lowering of floor level, enlargement of vaults and installation of doors all in connection with creation of new utility room and storage to existing dwellinghouse (Class C3).							
Recommendation(s):		Grant planning permission Grant listed building consent					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		Site notice placed on 14/02/2012 Press advert placed on 16/02/2012 No response					
CAAC/Local groups* comments: <small>*Please Specify</small>		Primrose Hill CAAC – No response received					
Site Description							
This Grade II listed building is situated within the Primrose Hill Conservation Area and forms part of a group of 6 similar properties on the north side of Chamberlain Street. It is constructed of pale grey/yellow brick with stucco dressings and stands 5 storeys in height, including the basement and mansard levels. The building dates from the mid 19 th century.							
Relevant History							
<u>12 Chamberlain Street</u> 2004/3344/P & 2011/3345/L: The erection of single storey conservatory to the rear elevation at basement level. GRANTED 08/10/2004. 2009/3081/P & 2009/3084/L: Excavation of a basement under the rear garden of a single dwelling house (Class C3), installation of a new door and windows in the existing light well and lowering of the							

existing Conservatory floor. **GRANTED** 27/10/2009.

2011/3780/P & 2011/3781/L: Installation of staircase in front basement lightwell and gates within existing railings in connection with dwellinghouse (Class C3). **GRANTED** 17/11/2011.

Various concurrent applications alongside this approval:

- 2011/3770/P & 3771/L (alterations to front vaults),
- 3773/P & 3774/L (enlargement of rear basement)
- 3776/P & 3777/L (sub-basement) were all **WITHDRAWN**.

Concurrent applications to this submission:

2012/0771/P & 2012/0772/L: Enlargement of basement at rear and installation of 2 x rooflights over at ground floor level (following demolition of existing basement level conservatory and staircase to garden) all in connection with existing dwellinghouse (Class C3). **PENDING**

2012/0783/P & 2012/0784/L: Excavation to create sub-basement level and associated internal alterations including extending staircase to existing dwellinghouse (Class C3). **PENDING**

3 Chamberlain Street

2010/2926/P & 2010/2937/L: Erection of part one/part two-storey rear extension to replace existing one-storey rear extension, erection of a mansard roof and adjoining decked area, excavation to rear to create basement extension, and external and internal alterations associated with change of use from two self contained residential units to a dwelling house (Class C3). **GRANTED** 19/07/2010.

10 Chamberlain Street

2004/4071/P & 2004/4072/L: The demolition of rear extension and replacement with new rear extension, alterations to roof and reinstatement of portico. **GRANTED** 03/12/2004.

11 Chamberlain Street

2009/1248/P & 2009/1256/L: Construction of a basement gym/exercise room under the rear garden of the single family dwelling house, insertion of new York stone stairs into the front lightwell to be served by a new gate within the existing metal railings and replacement of door at basement level to the front lightwell. **GRANTED** 28/07/2009.

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP20 (Movement of goods and materials)

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)

Primrose Hill Conservation Area Statement (2000)

Planning Policy Statement 5: Planning for the Historic Environment (2010)

London Plan (2011)

Assessment

Background

This application, for alterations to and enlargement of pavement vaults, follows an earlier withdrawn proposal that was considered unacceptable due to the loss of the dividing walls between the vaults, the integration of the vaults into the main body of the building and the installation of windows into the openings which face into the lightwell.

Impact on the designated heritage asset

The vaults are in largely their original condition, with very rough brick walls and simple timber external doors into the lightwell. The vaults do not have the arched ceilings that often characterise these spaces.

This proposal is much more limited in its scope than the previously withdrawn scheme. The dividing walls between each vault and between the vaults and the space beneath the pavement to ground floor entrance steps are to be retained. Two door width arched openings are to be created to link these spaces. The accommodation beneath the dwelling front entrance steps is to be extended backwards to the same line as the adjacent historic vaults. The floor level of the entire space is to be excavated by an additional 950mm so as to increase the headroom to 2.3m. The vaults are to be used as storage whilst the area beneath the steps is to be fitted with a utility cupboard. Wooden replacement doors are to be installed within the existing lightwell openings.

The design and access statement does not indicate whether any waterproofing works are proposed for the vaults. A Newton type membrane system should be used that allows moisture to be collected and dispersed, rather than a SIKA type render, this will be added as an informative to the decision notice.

The vaults are the most basic and functional part of the listed building and this character will largely be retained as a result of the proposal, utilising the spaces for ancillary storage/utility room and preserving the external appearance of the listed building. This would allow for the delineation between residential accommodation and ancillary space to be retained and would preserve the special architectural and historic interest of the listed building.

Amenity

Given the location of the development, no neighbouring light, outlook or privacy would be impacted upon.

Basements

As the vault extension generally occurs within the footprint of the original vaults, and would be no deeper than one full storey below ground level (which is approximately 3 metres in depth), a Basement Impact Assessment is not required. The moderate excavation would not harm the built and natural environment or local amenity, in compliance with policy DP27.

Transport

Policy DP20 seeks to protect the safety and operation of the highway network. For some development this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP) secured via S106. However, due to the scale and kind of this development and the likely method of construction; a CMP is not required in order to mitigate any adverse impacts. Any occupation of the highway, such as for hoarding, skips or storage of materials, will require a licence from Highways Management and this, along with the existing on-street waiting and loading controls, should be sufficient to ensure the work is carried out in such a way as to not adversely affecting the safety or operation of the public highway.

Recommendation: **Grant**