

Delegated Report		Analysis sheet		Expiry Date:		28/02/2012	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		13/02/12	
Officer				Application Number(s)			
John Nicholls				2012/0015/P			
Application Address				Drawing Numbers			
18 Chalcot Road LONDON NW1 8LL				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a single storey infill rear extension with roof terrace and balustrade and associated alteration to existing window at first floor level to rear elevation to dwelling house (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	07	No. of responses	00	No. of objections	00
Summary of consultation responses:	A site notice was erected on 20/1/2012 and a press notice displayed on 26/1/2012.					
CAAC/Local groups* comments: *Please Specify	<p>The Primrose Hill CAAC have commented as follows:</p> <p>Strong objection. We can identify no significant improvement on application 2011/2833/P on which we commented on 6th July 2011:</p> <p>The proposals impose a crudely alien design at lower ground floor, demolishing the existing brick structure of the surviving back addition. This destroys the original balance of the rear elevation at this level, and imposes an out-of-scale glazed opening in its place. This proposal clearly – and in direct contradiction to the claims made in the ‘Design and Access statement’ – fails to follow the SPD guidelines as set out in the <i>Primrose Hill Conservation Area Statement</i>, at PH 27 (p. 33) which states ‘Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings.’ This is not in harmony, but is discordant.</p> <p>There is no reason why the proposal could not be redesigned to provide for the needs of the applicant without the harm which the present proposal does to the conservation area. The application currently neither preserves nor enhances the character and appearance of the conservation area.</p> <p>We are concerned that officers are taking as valid precedents extensions which not only predate the adoption of the <i>Primrose Hill Conservation Area Statement</i> in 2001 but in some cases the designation of the conservation area. This is fundamentally contrary to the purpose of designation, and is not acceptable.</p> <p>The officer’s response is found in paragraphs 1.1-1.3.</p>					

Site Description

The application site is located on the north-east side of the Chalcot Road between its junctions with Egbert Street and Fitzroy Road. It is a mid-terrace property comprising lower ground, upper ground, first, second floor. The building has a two storey rear closet wing. The building is currently in residential use as a single-family dwellinghouse (Class C3). The property is not listed, but is located within the Primrose Hill Conservation Area. The area is subject to an article 4 direction.

Relevant History

2011/2648/P: Erection of mansard roof extension with terrace to front elevation and skylights in rear roof slope in connection with existing dwellinghouse (Class C3) – granted – 18/07/2011

2011/2833/P: Erection of two storey rear glazed infill extension at basement and ground floor level, raising height of existing rear closet wing extension and alterations to fenestration at rear basement level, erection of extension under front entrance at basement level and enlargement of existing front window at basement level all in connection with existing dwelling (Class C3) – granted - 25/07/2011

Relevant policies

LDF Core Strategy and Development Policies

CS5: Managing the impact of growth and development

CS14: Promoting high quality places and conserving our heritage

DP24: Securing high quality design

DP25: Conserving Camden's heritage

DP26: Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Primrose Hill Conservation Area Statement

Assessment

1.0 Proposal

- 1.1 The proposal involves the variation of the planning permission approved in July 2011 (Ref: 2011/2833/P) by only now proposing a single storey glazed infill extension rather than two storey and fitting a roof terrace within this space.
- 1.2 The terrace is acceptable in principle because the outlook between the two closet wing extensions that it is located between prevent overlooking into neighbouring residential windows. The Council has requested that the railings are set back behind the rear building line to prevent any amenity issues to rear gardens and has also requested a metal railing rather than glass. Therefore, both design and amenity concerns have been addressed and now meet the Council's guidance.
- 1.3 The CAAC comments refer to the overall design which was previously approved. The present alteration reduces any impact the original design had by being only a single storey rear closet infill not a two storey and therefore as the impact that this had has been reduced dramatically the Council consider this to be an improvement to the as approved scheme.

Recommendation: Grant Planning Permission

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