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| Delegated Report | | Analysis sheet | | Expiry Date: | | 06/01/2012 | |
| | | N/A / attached | | Consultation Expiry Date: | | 22/12/2011 | |
| Officer | | | | Application Number(s) | | | |
| Hannah Walker | | | | 2011/5703/L | | | |
| Application Address | | | | Drawing Numbers | | | |
| 35 Chalcot Crescent London NW1 8YG | | | | Refer to decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Details pursuant to condition 6 (sample of facing materials) of listed building consent granted 12/07/10 (2010/2221/L) for the internal and external alterations including erection of part two part single storey rear extension with terrace on ground floor level and external staircase to rear garden and reconfiguration of internal layout of dwellinghouse (Class C3). | | | | | | | |
| Recommendation(s): | | Approve Details | | | | | |
| Application Type: | | Approval of Details (Listed Building) | | | | | |
| 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: | | Site notice and press notice – no responses. | | | | | |
| CAAC/Local groups* comments: *Please Specify | | N/A | | | | | |

Site Description

The application relates to a mid-terrace Grade II listed building which forms part of a terrace of 6 buildings dating from 1860-68 in the Primrose Hill Conservation Area. The building has three storeys plus basement level and was built in stock brick with stucco dressing on the west side of Chalcot Crescent. It is in use as a single family dwellinghouse.

Relevant History

Planning permission (2011/2252/P) and Listed Building Consent (2011/2221/L) were granted on 12 July 2010 for "Internal and external alterations including erection of part two part single storey rear extension with terrace on ground floor level and external staircase to rear garden and reconfiguration of internal layout of dwellinghouse (Class C3)."

Relevant policies

LDF Core Strategy and Development Policies

CS14, DP24, DP25

Assessment

This application seeks the discharge of condition 6 of Listed Building Consent 2010/2221/L. This required the submission of a sample panel of facing materials for the proposed rear extension.

The extension is predominantly glazed, particularly on its rear elevation, with a simple glazed balustrade to the ground floor terrace adjacent to the boundary with no.33. Stacked basalt cladding is proposed for the portion of basement elevation beneath the terrace and to clad the staircase adjacent to the boundary with no.37. Pre-oxidised copper cladding in a rich red/brown tone is proposed for the roof. The proposed materials are of high quality, and whilst they do not match those of the host building, are consistent with the contemporary design of the extension and are considered to complement the main listed building. Recommend discharge of condition 6.

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