

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	21/12/2011
		N/A		Consultation Expiry Date:	01/12/2011
Officer			Application Number(s)		
Jenna Litherland			(i) 2011/4459/P (ii) 2011/4460/L		
Application Address			Drawing Numbers		
33 Chalcot Square London NW1 8YA			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>(i) Amendments to planning permission granted 11/05/10 (Ref:2010/0694/P) as amended by planning permission granted 19/08/11 (Ref:2011/2722/P) for change of use of 4 residential flats (Class C3) to 2 x one bedroom flats at basement level and 1 x maisonette on upper floors with associated amendments to an existing rear extension and the erection of a new terrace at rear ground floor level, alterations to doors and windows and boundary treatment to the front and side, namely replacement of rear ground floor level window with French doors and alterations to doors into front lightwell.</p> <p>(ii) Amendments to planning permission granted 11/05/10 (Ref:2010/0694/P) as amended by planning permission granted 19/08/11 (Ref:2011/2722/P) for change of use of 4 residential flats (Class C3) to 2 x one bedroom flats at basement level and 1 x maisonette on upper floors with associated amendments to an existing rear extension and the erection of a new terrace at rear ground floor level, alterations to doors and windows and boundary treatment to the front and side, namely replacement of rear ground floor level window with French doors and alterations to doors into front lightwell and internal alterations at lower ground and ground floor level.</p>					
Recommendation(s):		Grant conditional permission			
Application Type:		Full planning permission and listed building consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	19	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	Site notice displayed from 02/11/2011 until 23/11/2011. Advertised in the Ham and High 10/11/2011.					
CAAC/Local groups* comments: *Please Specify	Primrose Hill CAAC: Concerned about the detailed design of the fenestration. <i>Case Officers response: A drawing showing the internal elevation of the door was submitted with the application. On this drawing the glazing panels and transoms did not match the design on the external elevation or the existing windows at the property. The applicant has advised that this drawing was submitted for information only and was detailing the panelling around the window rather than the windows and door themselves. This drawing has now been superseded to avoid confusion.</i>					

Site Description

The building is an end-of-terrace property backing onto Berkley Road. It comprises basement, ground and 3 upper floors, currently in use as 4 self-contained flats. Dating from mid 19th century it forms one of six terrace houses on the north side of Chalcot Square. It is grade II listed and is situated within the Primrose Hill Conservation Area. The premises are subject to an article 4 direction to remove certain permitted development rights (Part 1 relating to works to dwelling houses and Part 2 relating to minor operations). The ash tree within the front garden is subject to a Tree Preservation Order.

Relevant History

2011/2722/P - 2011/2727/L: Amendments to planning permission granted 11/05/10 (2010/0694/P) for change of use of 4 residential flats (Class C3) to 2 x one bedroom flats and 1 x maisonette, erection of a new terrace at rear ground floor level and associated alterations, namely enlargement of footprint of lower ground floor single-storey rear extension and roof terrace above, relocation of window on rear elevation of extension and alterations to steps and associated internal alterations. **Granted planning permission and listed building consent.**

2010/0694/P: Change of use of 4 residential flats (Class C3) to 2 x one bedroom flats at basement level and 1 x maisonette on upper floors with associated amendments to an existing rear extension and the erection of a new terrace at rear ground floor level, alterations to doors and windows and boundary treatment to the front and side. **Granted planning permission 11/05/2010**

2010/0703/L: Works associated with a change of use of 4 residential flats (Class C3) to 2 x one bedroom flats at basement level, 1 x maisonette on upper floors including amendments to an existing rear extension and the erection of new terrace at rear ground floor level, alterations to doors and windows and boundary treatment to the front and side and internal works. **Granted listed building consent 11/05/2010**

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 2006

Updated Camden Planning Guidance 2011

CPG1 – Design

Primrose Hill Conservation Area Statement

Assessment

It is proposed to amend an application for planning permission and listed building consent approved in 2010 (refs: 2010/0694/P & 2010/0703/L) for Change of use of 4 residential flats (Class C3) to 2 x one bedroom flats at basement level and 1 x maisonette on upper floors with associated amendments to an existing rear extension and the erection of a new terrace at rear ground floor level, alterations to doors and windows and boundary treatment to the front and side and associated internal works. This permission was also amended on the 19/08/2011 (ref: 2011/2722/P - 2011/2727/L)

Proposal

The proposed current amendments essentially comprise of design changes to the door that is proposed to connect the upper ground floor reception room to the roof terrace which faces Berkley Road. The approved door is a single door designed to match the design of the sash windows. The proposed door will be a French door. Internal alterations include minor alterations to an upper ground floor bathroom door, the provision of a new staircase connecting the basement and upper ground floors.

Design

External alterations - The proposed change to the upper ground floor doors is the only external alteration. This door (a former window opening) is quite prominent on the rear of the listed building as it directly faces Berkley Road, impacting on the character and appearance of the Primrose Hill Conservation Area. The principle of a door in this location, to give access directly from the reception room to the new roof terrace, has already been established by the existing consents. However, now that construction on site is in progress, it transpires that the consented design for this door, which is tall and narrow, is not buildable unless a very thick frame is used which would be out of keeping with the special interest of the listed building. The proposed double door is considered acceptable, on condition that the fenestration pattern (including transoms) matches that of the adjacent windows as shown on the proposed external elevations.

Internal alterations - The works to the bathroom door purely involve a change to a way the door is hung, in a non-original area of the building of secondary importance. The principle of the new staircase is acceptable as it reintroducing a missing element to the building, as it is traditional to have a link between the basement and upper ground floors. The location and layout of the staircase is acceptable, together with the detailed design of the treads and risers and the handrail. No harm is therefore caused to the special interest of the listed building. The internal alterations are considered acceptable, subject to conditions.

The proposed amendment will not have a detrimental impact on the special architectural or historic interest of the listed building or the character and appearance of the conservation area.

Amenity

It is considered that the proposed amendment will not harm neighbouring amenity with regard to access to sunlight, daylight, overlooking, visual bulk or sense of enclosure, and thus is considered to be consistent with policy DP26.

The proposed alterations are acceptable in design and will not impact on neighbour amenity.

Recommendation: Grant conditional permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 19th December 2011.
For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>