

Delegated Report		Analysis sheet		Expiry Date:		13/05/2010	
		N/A / attached		Consultation Expiry Date:		03/05/2010	
Officer				Application Numbers			
Max Smith				2010/1147/P 2010/1152/L			
Application Address				Drawing Numbers			
13 Chalcot Square London NW1 8YA				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<ol style="list-style-type: none"> Excavation of front extension to basement level residential flat (Class C3). Excavation of front extension to basement level residential flat (Class C3). including associated internal works at basement and ground floor levels. 							
Recommendations:		Grant planning permission and listed building consent					
Application Type:		Full Planning Permission Listed Building Consent					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	09	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	None received.						
CAAC/Local groups comments:	No response received.						
Site Description							
A Grade II listed building forming part of a terrace of three houses on the southeast side of Chalcot Square. The buildings date from 1855-60 and are stucco fronted, with 4 storeys and a basement. The building is located within the Primrose Hill Conservation Area.							
Relevant History							
No relevant history							
Relevant policies							
Replacement Unitary Development Plan 2006							
SD6 Amenity for occupiers and neighbours							
B1 General design principles							
B3 Alterations and extensions							
B7 Listed buildings							
LDF Core Strategy and Development Policies							
As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to							

them at this stage.

DP24 High quality design;
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours

Assessment

Proposal

The existing front lightwell would be partially infilled with an extension to create a new kitchen. The kitchen would be accessed from the main house through the existing basement entrance lobby.

Main Issues

The impact of the works on the listed building and conservation area and whether there would be any impact on the amenities of neighbours.

Design

This building and its neighbours [nos. 12 and 14, as well as the group of buildings at nos. 1-11 (consecutive)] on the southwest side of Chalcot Square have unusually deep front gardens, part of which are generally open and form a lightwell for the basement accommodation, and the remainder of which are solid, directly adjacent to the back of pavement. This particular property has a wide set of concrete steps, whereas many other buildings within the group have a solid, paved section.

The extension would be sited in the position of the existing front steps from pavement level, and would include the partial excavation of the solid area beneath the ground floor front path and steps. Its roof would be formed in the same position as the highest tread of the existing staircase, essentially forming a 'lid' to this part of the lightwell.

When viewed from the street, the roof of the kitchen would appear as a paved ground floor area, similar to that on the neighbouring property at no.14, and of others elsewhere within the group. As such, the proposal is not considered to harm the character or appearance of the Primrose Hill Conservation Area, having little impact on the streetscene.

In listed building terms, although the kitchen window looking into the lightwell will be apparent when standing adjacent to the front door and looking down into the lightwell, this is not considered to unduly harm the external appearance of the listed building. When viewed from the street, the roof of the kitchen will appear no different to landscaped areas on other buildings. Furthermore, the link with the main building is through an area of little merit (the entire building was comprehensively altered internally during the late 1960s) and will have no detrimental impact on the plan form or spatial quality of the listed building.

Further details are required of the French doors that would serve the new kitchen, facing onto the lightwell. Whilst this would not be an opening within the original envelope of the building, it would be visible within the context of the front elevation. These details should be secured by condition.

The proposal complies with policies B1, B6 and B7.

Residential Amenity

There would be no significant impact on the amenities of neighbours given the position of the proposed works.

Recommendation: Grant planning permission and listed building consent.

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