

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		31/12/2009	
		N/A / attached		<b>Consultation Expiry Date:</b>		8/12/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Gavin Sexton				2009/4999/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
2 Chalcot Road, NW1 8LH				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of a single storey rear extension at lower ground floor level, enlargement of top floor room towards front elevation and alterations to the front elevation to residential dwelling (Class C3).							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>10</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Occupier of neighbouring basement flat requests a view of the plans and concerned about light to rear of number 3 Chalcot Road.  <i>Officer response: No contact details were provided by the enquirer, details of how to access drawings are provided on the consultation letter. The infill extension borders 1 Chalcot Road and not 3 – it will have no impact on the light to number 3.</i>					
<b>CAAC/Local groups* comments:</b> *Please Specify		Primrose Hill CAAC – no response.					

## Site Description

The application site is located on the northern side of Chalcot Road within a six-house terrace of three storey houses with a basement level. The terrace has been altered by various loft conversions, rear extensions and alterations to the front light wells.

The site is within the Primrose Hill Conservation Area and is the subject of an Article 4 Direction which restricts alterations to the boundary treatment.

## Relevant History

### Application site

In 1983 permission was granted for "Alterations including the erection of a roof extension and the erection of a two-storey rear extension."

### 4 Chalcot Road

(2004/2207/P) **granted** permission for "The conversion of the basement flat and upper maisonette to form a single-family dwelling house involving the erection of a two-storey (lower and upper ground floor levels) rear infill extension, installation of spiral staircase in front light well and alterations to the rear elevation facade."

(2007/6426/P): **Refused** permission for "Erection of rear second floor level glazed extension in connection with existing single-family dwellinghouse (Class C3)". Extension was later **allowed** on Appeal 18<sup>th</sup> October 2008. (APP/X5210/A/08/2072517).

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### London Borough of Camden adopted Unitary Development Plan 2006

- SD6 Amenity for occupiers and neighbours
- B1 General design principles
- B3 Alterations and extensions
- B7 Conservation areas

### Camden Planning Guidance 2006

Primrose Hill Conservation Area Statement

## **Assessment**

The applicant proposes to erect a lower ground floor glazed infill extension, to enlarge the top floor room towards the front of the dwelling and to make minor alterations to the front elevation.

The primary planning considerations are the design merits of the proposals and their impact on occupier and neighbour amenity.

## **Design Assessment**

The rear of the site is very confined by its immediate neighbours. The rear yard is surrounded by a 1.8m tall brick wall, the pub at 1 Edis Street has rear extensions and neighbouring 1 Chalcot Road has a two storey closet wing on the boundary. The lower ground floor infill would be relatively invisible within these confines. The lower ground extension would be 2m deep and 2.7 m wide and would cover 5.4m<sup>2</sup> of the total 15.2m<sup>2</sup> (approx 35%) of the rear courtyard.

The proposal retains the existing lower ground floor brick closet wing with metal framed conservatory above. The additional infill in materials to match the first floor conservatory would be largely invisible to all but immediate neighbours, would not harm the integrity of the host building and is acceptable.

The alterations to enlarge the top floor room would reduce the size of the front terrace by bringing the glazed wall 800mm forwards towards the street. The change would not be apparent from the street and would match the top floor arrangement of 1 Chalcot Road. The materials would match the existing metal framed glazing. The design of the proposals are acceptable.

The applicant proposes to install a simple decorative canopy over the front door which would be consistent with the neighbouring properties. Similarly the proposed cast iron potguards would be chosen to match neighbouring properties. These items are acceptable. A condition is recommended to ensure that the potguards be painted black.

## **Amenity**

The existing rear yard space is of limited amenity value given its location. The glazed infill extension would enhance the enjoyment of the space for the occupiers. The addition of this lower ground floor structure would introduce no amenity issues to neighbours in terms of daylight, sunlight, outlook or privacy.

The reduction in size of the front roof terrace and enlarged top floor room would similarly have no impact on the amenity of neighbours.

## **Recommendation**

Grant Planning Permission.

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