

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 25<sup>th</sup> February 2008. For further information see

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

<b>Delegated Report (Members Briefing)</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	28/02/2008
	N/A / attached	<b>Consultation Expiry Date:</b>	25/02/2008
<b>Officer</b>		<b>Application Number(s)</b>	
Tania Skelli-Yaoz		2008/0167/P	
<b>Application Address</b>		<b>Drawing Numbers</b>	
41 Chalcot Road London NW1 8LS		Site Location Plan; 041-01ex; 02ex; 03ex; 041-01B; 041_02C; 03C; 04C.	
<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 single-storey extension and creation of balcony at rear first floor level, creation of terrace over at rear second floor level; erection of mansard roof extension with dormer windows on front elevation and balcony on part rear elevation and five rooflights all in connection with the existing first/second floor level maisonette (Class C3).			
<b>Recommendation(s):</b>	Grant planning permission		
<b>Application Type:</b>	Full Planning Permission		

<b>Conditions:</b>	Refer to Draft Decision Notice					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>16</b>	No. of responses No. Electronic	<b>01</b> <b>00</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>	<p><u>41 Chalcot Road</u>: occupiers of basement and ground floors with catering business. Concerns over dust, dirt and noise affecting running of business, health &amp; hygiene. Concerns over loss of light to basement extension and lightwell and also concerns over foundations stability and drainage.</p> <p><i><u>Officer comments</u>: the proposal is not likely to generate more disturbance during construction than any other such building project and the protection of adjoining occupiers is outside the control of the planning system; the loss of light to a non-residential use can only be protected to a limit and has been addressed by applicant in the choice of building material; the structural stability and other such conditions of the building cannot be protected by the planning system but are a matter for the Building Regulations.</i></p>					
<b>CAAC comments:</b>	<p><u>Primrose Hill CAAC</u>: object. Proposal requires sunlight+daylight study. Mansard roof improved but doesn't confirm with SPG requirements.</p> <p><i><u>Officer comments</u>: given the use of the basement floor as explained below no such study is considered to be necessary. The proposed mansard roof has been amended to comply with CPG guidelines.</i></p>					

## Site Description

The application site is a 3-storey terraced building with basement on the south-western elevation of Chalcot Road. The house is not listed and lies within the Primrose Hill CA. Basement and ground floor are used by a catering business [Class A5]. The upper floors are in residential use with a main separate entrance to the front. The surrounding area is of mixed use to the ground floor frontages with some shops, and the upper floors are predominantly residential.

## Relevant History

2007/4842/P similar proposal withdrawn on design grounds in 2007.

### Ground floor & Basement:

2006/5050/P Formation of new front lightwell plus steel staircase and railings to access the basement from street level, erection of a single storey rear extension and a 2-storey rear extension to hot food takeaway and replacement of a rear window at first floor level (Class A5). GRANTED 12/01/2007. [Implemented.]

## Relevant policies

S1, S2, SD1, SD6, B1, B3 and B7; CPG section 41

## Assessment

The proposal is similar to the previously withdrawn scheme with some improvements to the mansard roof, extension details at the rear and details of the rear elevation balcony and terraces.

The mansard extension to the roof includes two dormers to front and a part-width balcony with railings at the rear [retaining the profile of the valley roof]. 5 rooflights are also proposed to the top of the roof. These proposed elements comply with CPG standards for such extensions and are considered acceptable for this particular site and surroundings. Although there are no other such roof alterations on the immediately adjoining buildings, there are various types of mansard roofs along the remainder of the terrace. The proposed new roof and rooflights may be visible from long views; however, most of the rooflights are likely to be hidden by the party wall and in any event are not considered to be detrimental to the appearance of the building or the character and appearance of the CA.

The proposed extensions to the rear consist of the part building over of the existing first floor terrace and part retention as an open terrace with a timber and glass 1.1m balustrade. On top of that extension, at second floor level, an additional roof terrace is proposed together with the replacement of a window by a door and with a 1.1m timber and glass balustrade. This element is visible from the public realm, i.e. from Fitzroy Road; however, considering its existing appearance with part timber trellis and the other adjoining extensions and terraces along that part of the terrace, and existing ducting at subject site, it is considered that the extension would not be detrimental to the character and appearance of the conservation area. The proposed extension is considered to be of good design and modern appearance. It is recommended to condition the new door to be of timber where solid.

The south east elevation of the first floor extension has been partly glazed in order to address loss of light concerns raised by the commercial occupier of the lower levels. This is considered acceptable in design terms and with regards to amenity; it is considered that the additional proposed bulk would not significantly reduce the already low levels of light to this basement lightwell. Moreover, as mentioned, the basement is in commercial use as a take-away, and thus cannot be protected to the same degree as would be the case with residential or, to a lesser extent, office or similar accommodation.

There are no other amenity issues arising from this proposal, since the proposed terraces will mostly be facing the blank flank wall of no. 19 Fitzroy Road and the top balcony will also be looking onto that wall and over to

the distance and other gardens at the rear of Fitzroy y Road. This is therefore considered acceptable.

Accordingly, it is recommended to grant planning permission.