

DISCLAIMER

Decision route to be decided by nominated members on ----- (date to be inserted). For further information see

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

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	27/11/2007
		N/A / attached	Consultation Expiry Date:	13/11/2007
Officer			Application Number(s)	
Thomas Smith			1. 2007/4990/P 2. 2007/4991/L	
Application Address			Drawing Numbers	
3 Chalcot Crescent London NW1 8YE			See decision	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
1. Erection of a single storey conservatory rear extension at basement level and alterations and additions to the rear projecting wing of the single-dwellinghouse. 2. Erection of a single storey conservatory rear extension at basement level; alterations and additions to the rear projecting wing; and internal alterations to a single-family dwellinghouse.				
Recommendation(s):		Grant planning permission and listed building consent		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	04	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	None					
CAAC/Local groups* comments: *Please Specify	Primrose Hill CAAC has objected on the following grounds: • Destruction of original plan form contrary to PPG15 • There is no precedent for such works • The existing rear addition appears to follow the original pattern and its reconstruction does not justify the present destructive proposals					

Site Description

The subject site is occupied by a 4 storey Grade II Listed building located on the northern side of Chalcot Crescent. The site falls within the Primrose Hill Conservation Area.

Relevant History

Planning application (2007/3047/P) and listed building consent application (2007/3049/L) for erection of a single storey conservatory rear extension at basement level; alterations and additions to the rear projecting wing; and internal alterations to a single-family dwellinghouse were refused in September 2007 for the following reason:

- The alterations to the rear façade to facilitate access to the extension at basement level would be detrimental to the spatial character of the plan form of the original house and result in the loss of historic fabric to the detriment of the special architectural and historic interest of the listed building, contrary to policy B6 (listed buildings) of the London Borough of Camden Unitary Development Plan 2006.

Relevant policies

RUDP 2006

SD6 Amenity for neighbours and occupiers

B1 General design principles

B3 Alterations and extensions

B6 Listed buildings

B7 Conservation areas

Camden Planning Guidance 2006

Primrose Hill CAS

Assessment

PROPOSAL:

The subject application seeks planning permission and listed building consent for the erection of a conservatory rear extension at basement level, alterations and additions to the rear projecting wing, and internal alterations to a single-family dwellinghouse. The rear extension would infill the existing sunken terrace area aligning with the projecting rear closet wing.

ASSESSMENT:

Internal works / listed building issues:

- This proposal would involve the removal of a section of the rear wall, central partition including joinery at basement level and enlarge the existing rear addition. The extent of these works has been reduced from previous proposals and has been amended during the scope of this application and a number of walls would now be retained which allow the original plan form of the building to be recognised.

External works:

- While it is acknowledged that in some instances alterations and additions can have an adverse impact upon the character and appearance of buildings, it is considered the proposed works have been appropriately sited and designed to have a minimal impact on the integrity of the host building and the wider surrounding area.
- The rear extension would infill the existing sunken terrace area aligning with the projecting rear closet wing. The conservatory would be of mainly glass construction. The addition is considered to be modest in depth and be subordinate to the host building.
- The host building is of a substantial height and the extension within the sunken part of the garden is a modest addition that does not compromise the layout of the building on the rear elevation or the rhythm of the row of buildings of which it forms part.
- The ground floor addition is considered acceptable in design terms, as it would be subservient to the parent building, would respect the original design of the building and is unlikely to have any negative impact on the character and appearance of the surrounding area.
- The scheme also includes alterations to the rear projecting wing, including a new window on the rear elevation. The window matches the detail of the existing windows on the rear elevation, and as such is considered to be an acceptable minor addition.

Amenity Impact:

- The works would be located at basement level, sitting below the height of the side boundary walls, and therefore, would not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, overlooking, visual bulk or sense of enclosure.