

53 Chalk Farm Road
Camden
London
NW1 8AN

PLANNING APPLICATION



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Camden
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NW1 8AN

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1.0 Introduction

1.1 Purpose of the Document

This application was commissioned by Tappington Securities Ltd. to obtain permission to utilise the roof terrace above the retail unit and to erect a balustrade for the safety of the users located at 53 Chalk Farm Road, Camden, London, NW1 8AN.

The residential portion of the property has utilised the roof terrace above the retail unit since the owners purchased the building in 1972. In 2012 remedial works to the roof highlighted Tappington Securities Ltd. to the lack of permission for the use as a terrace and in 2013 a Certificate of Lawful Development was applied for (app number: 2013/0622/P), however the case officer recommended the application be withdrawn and a full application submitted for the addition of the balustrade that was erected during the 2011 remedial works. This would give Tappington Securities Ltd. the comfort in future that the terrace is lawfully used and safe for its tenants.

2.0 Site and Surrounding Context

2.1 Site Location & Information

The property is situated on the north side of Chalk Farm Road, which is located in the London Borough of Camden. It is approximately 100m south of Chalk Farm underground station and approximately 400m north of Camden Town underground station.

This is a vibrant retailing high street, with residential flats to upper levels.



Aerial View of Site Location



Aerial View of Site Boundary

2.0 Site and Surrounding Context

2.2 Existing Site Plan

The property comprises a three storey mid-terrace building constructed over ground/lower ground and two upper floors dating from circa late 19th century. It provides self contained retail accommodation on the ground/lower ground floor, with a residential maisonette to the upper floors.

The building itself is of solid brickwork construction with solid ground floor to the main building and suspended timber to front and rear additions and upper floors. The main roof is of timber pitched butterfly construction with a slate covering.

The external elevations contain single glazed timber sliding sash and casement windows to the upper floors, and painted timber framed shop frontage to ground floor. The upper floors are served by a separate staircase accessed from the front elevation and comprises a 3 bedroom split level maisonette over raised ground, first and second floors.



Location Plan - NTS

2.0 Site and Surrounding Context

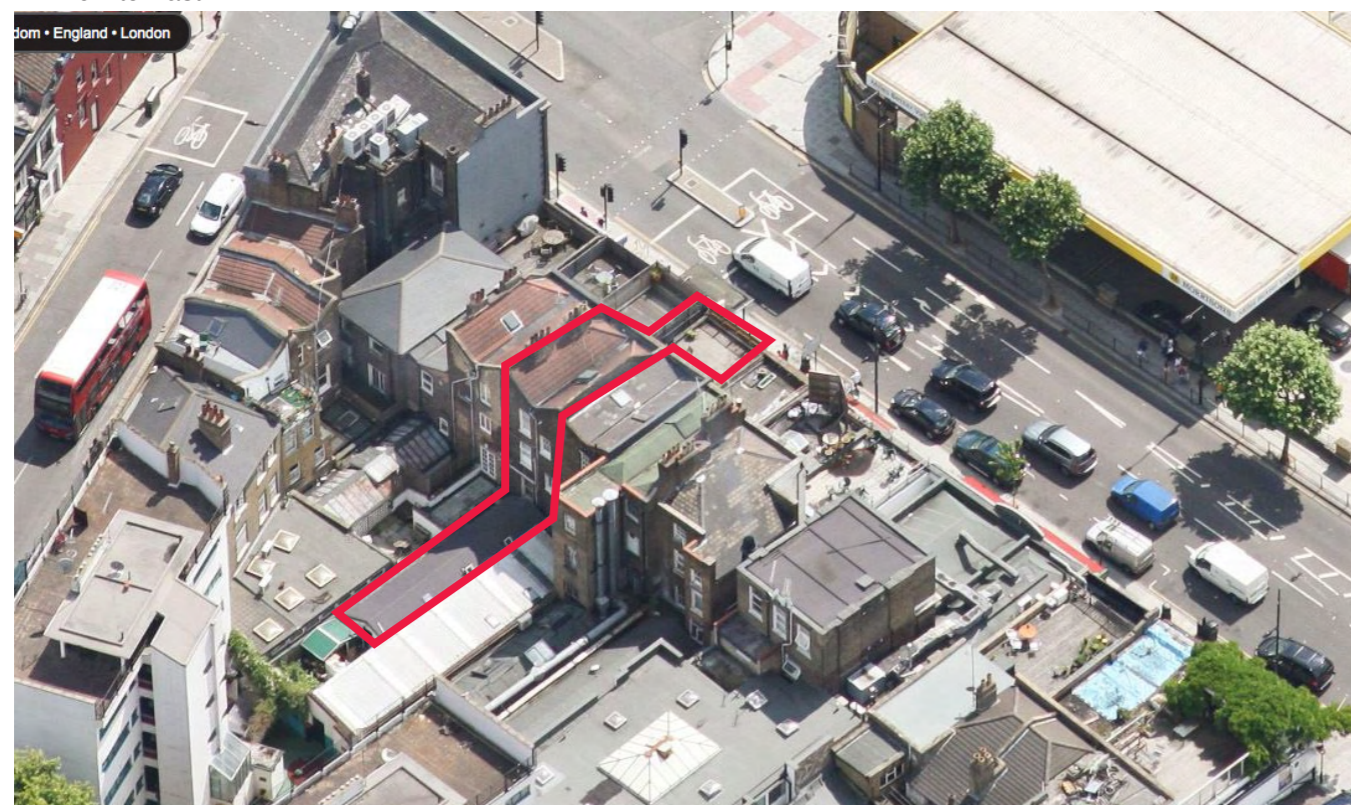
2.3 Aerial Photos



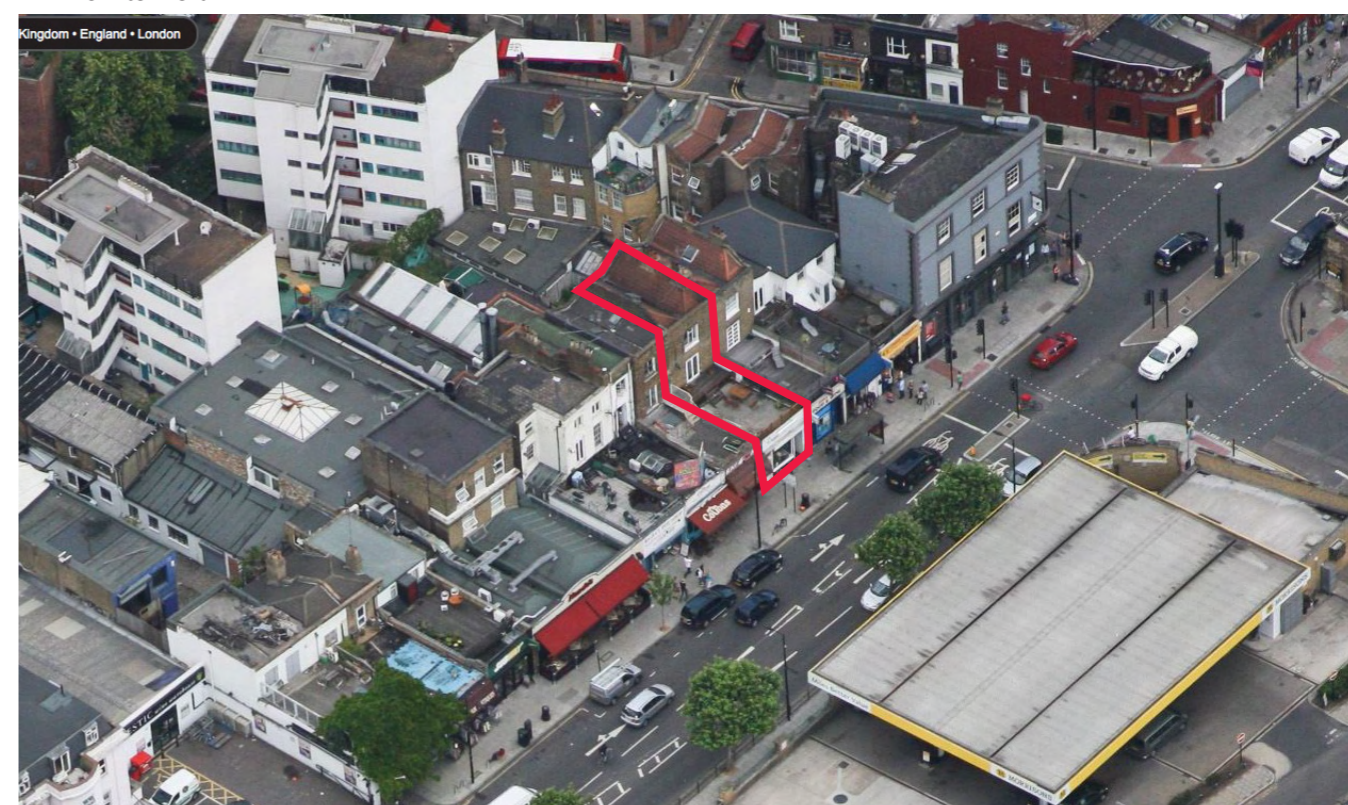
A - View to East



B - View to North



C - View to West



D - View to North of Existing Area

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2.0 Site and Surrounding Context

2.4 Street Views



View South down Chalk Farm Road



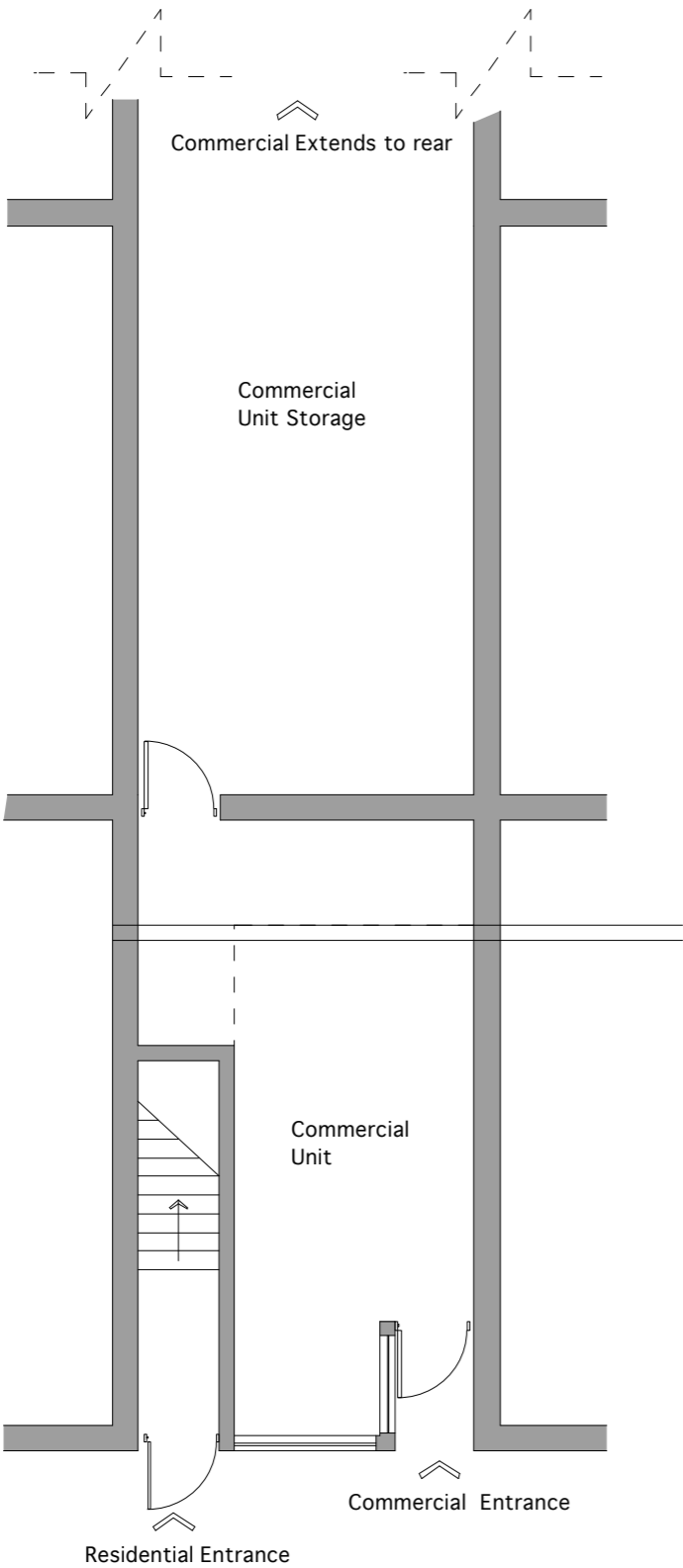
Shop Frontage with roof terraces visible



View North up Chalk Farm Road

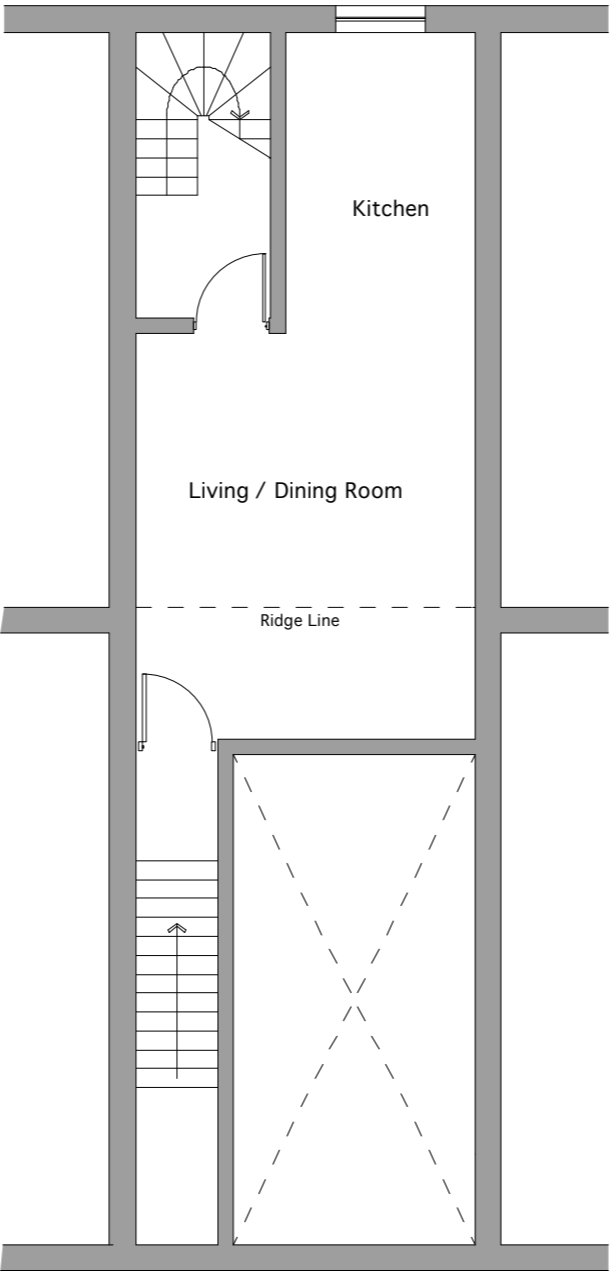


Shop Frontage with roof terraces visible



Lower Ground Floor Plan

1:100



Upper Ground Floor Plan

1:100

3.0 Detailed Information

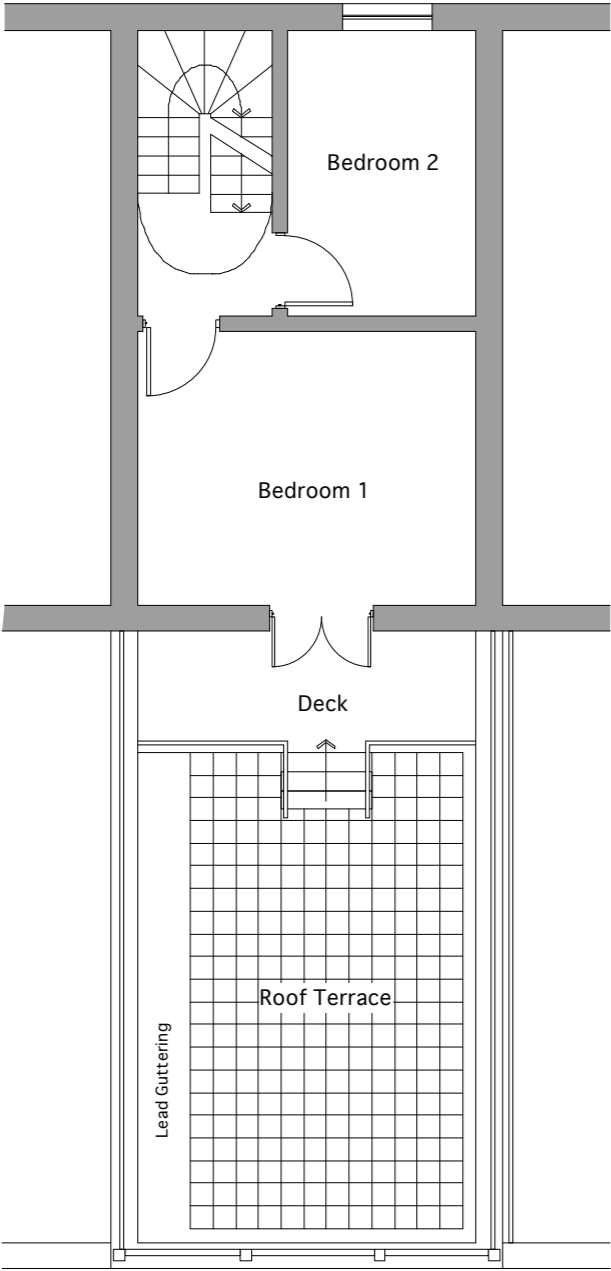
3.1 Plans

Lower Ground Floor

Currently the lower ground floor, which is at street level gives access to the commercial unit and an entrance to the residential properties on the upper levels.

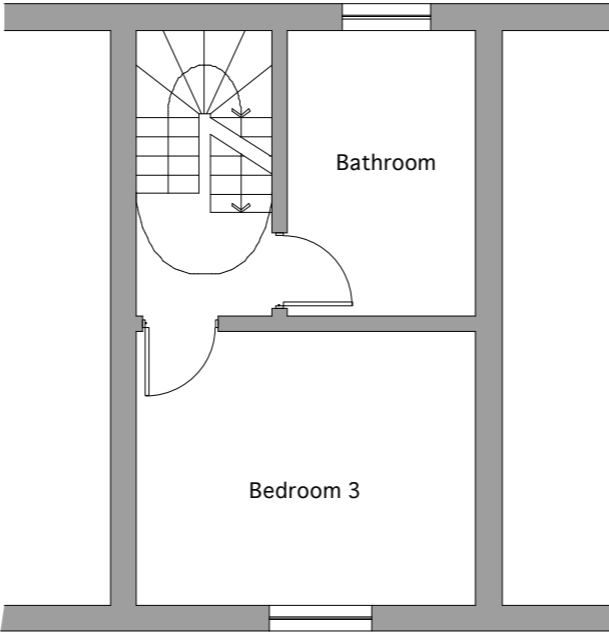
Upper Ground Floor

Comprises access stair to the maisonette property. On this level there is an internal living room, with kitchen off that has a window to the rear. The stair to the upper levels is at the rear of the property.



First Floor Plan

1:100



Second Floor Plan

1:100

3.0 Detailed Information

3.1 Plans (Continued)

First Floor

The first floor comprises of 2 bedrooms, one double and one single.

The roof terrace is accessed off of the double bedroom via a double leaf door. The door accesses a deck which sits above the sloping portion of the living room roof. (Made clearer on the sections to follow.) From the deck there are steps down to the roof terrace which sits above the commercial premises.

Second Floor

Consist of a further double bedroom and a bathroom.

3.0 Detailed Information

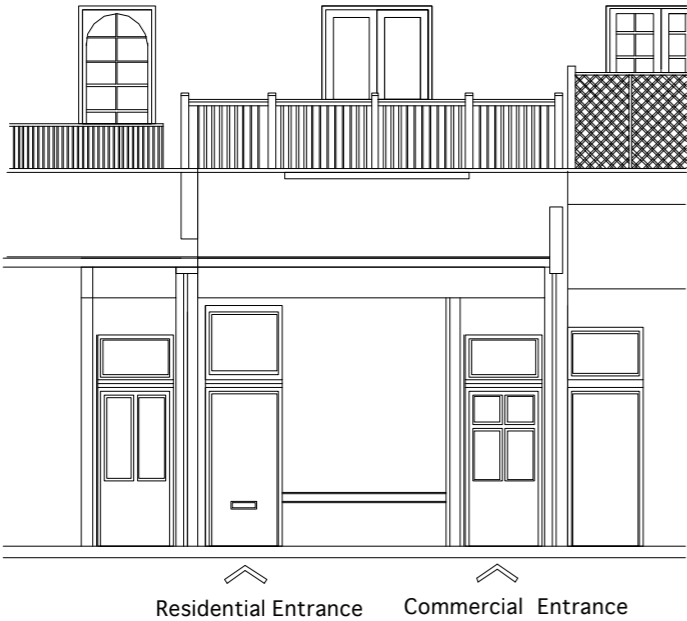
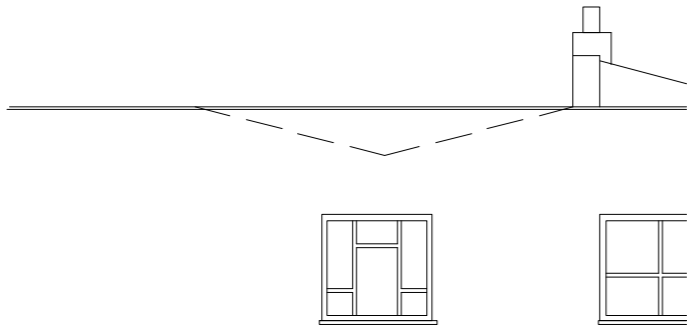
3.3 Elevations & Sections

Chalk Farm Road Elevation

On Chalk Farm Road, commercial units provide the active street frontage at ground level. Residential maisonette flats are accessed between the retail units. Maisonettes are set well back from the street and the majority of properties have utilised the roofs of commercial units for much needed private amenity space.

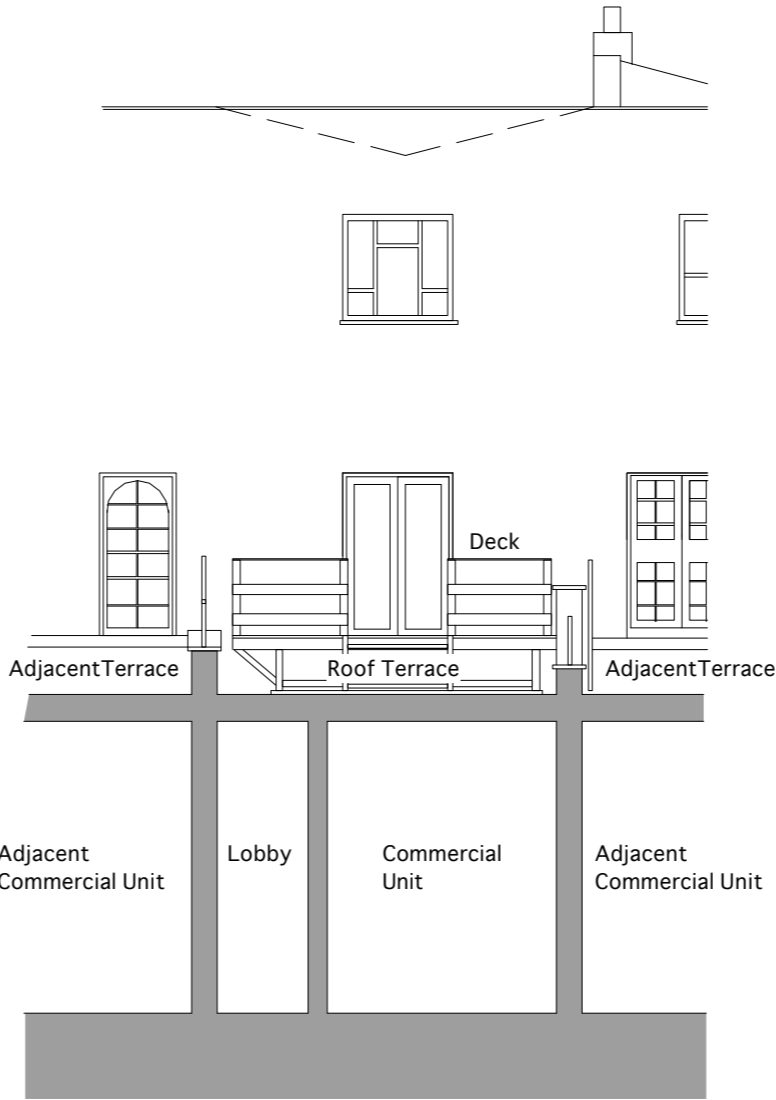
Short Section Through Terrace

Shows the relationship of the commercial units and the terrace. It also highlights the relationship with adjacent properties and the fact that all adjacent properties also utilise roof space for private terraces.



Chalk Farm Road Elevation

1:100



Short Section Through Terrace

1:100