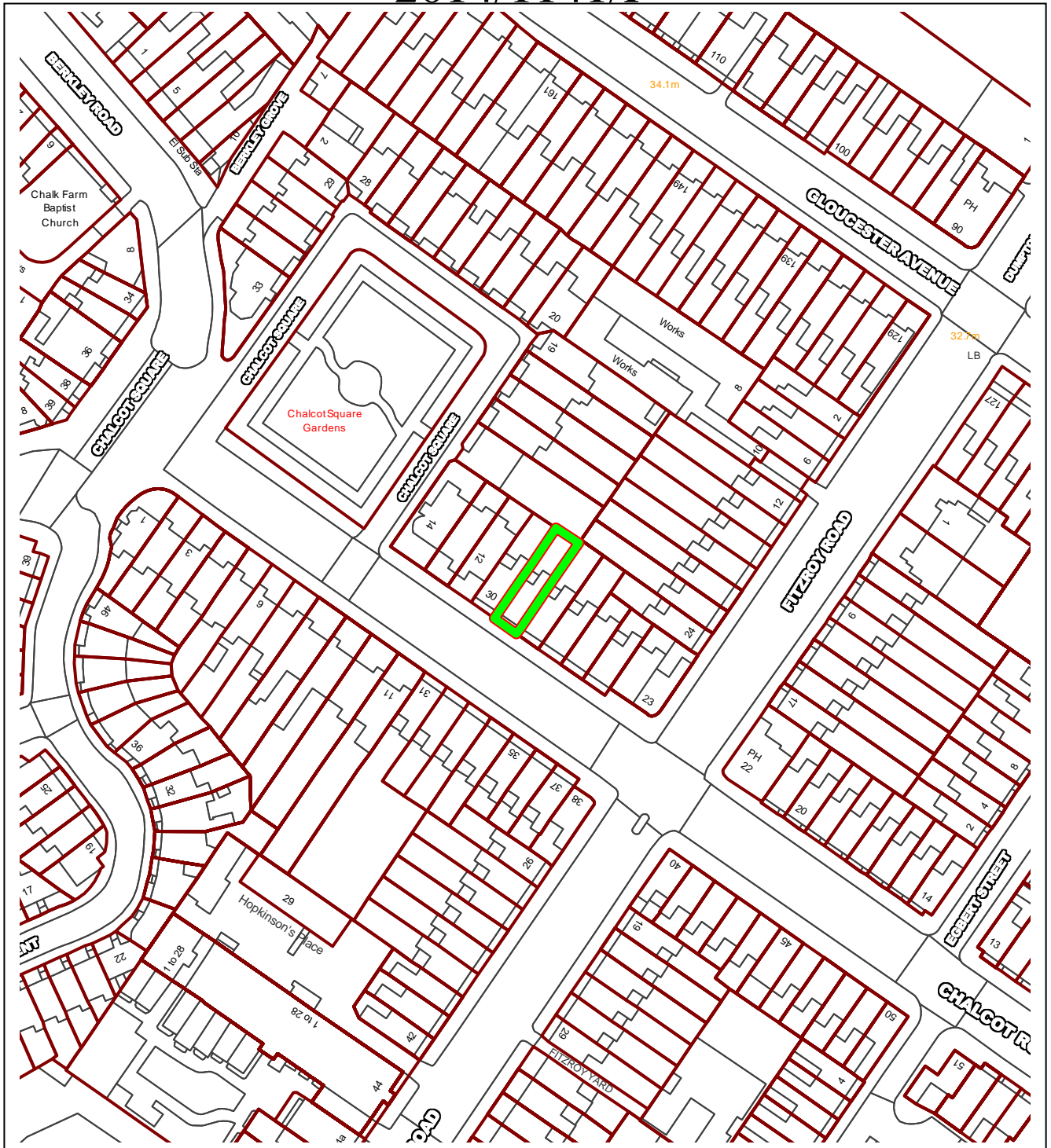


# 29A Chalcot Road NW1 8LN 2014/1141/P



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

## 29A Chalcot Road – site photos



Photo 1: 29A Chalcot road – site identified with arrow



Photo 2: existing rear elevation – with existing rear extension shown. There is an application which was approved for a single storey ground floor extension in 2010 and works have begun.



Photo 3: Boundary with 28 Chalcot road showing existing boundary walls



Photo 4: Boundary with 30 Chalcot Road with existing boundary walls.



Photo 5: View to rear boundary of host site where greenhouse is proposed.



Photo 6: View to rear elevation of host site to upper flats.

<b>Delegated Report</b> (Member's Briefing)		<b>Analysis sheet</b> N/A / attached	<b>Expiry Date:</b> <b>06/08/2014</b>
			<b>Consultation Expiry Date:</b> <b>08/08/2014</b>
<b>Officer</b> Emily Marriott-Brittan		<b>Application Number(s)</b> 2014/1141/P	
<b>Application Address</b> 29A Chalcot Road London NW1 8LN		<b>Drawing Numbers</b> Refer to draft 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>			
The erection of a glazed greenhouse in the rear garden, and raising of rear garden boundary walls to 2m from existing garden level.			
<b>Recommendation(s):</b>	Grant Planning Permission.		
<b>Application Type:</b>	Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>11</b>	No. of responses	<b>06</b>	No. of objections	<b>06</b>
			No. electronic	<b>01</b>		
Summary of consultation responses:	<p>Press notice published from 19/06/2014 to 10/07/2014 Site notice displayed from 18/06/2014 to 09/07/2014.</p> <p><b>27 Chalcot Road:</b> Object to the rear greenhouse which is more likely going to be a conservatory; also object to raising the walls as the existing gardens are small and the raising of the walls combined with the greenhouse structure would reduce the existing space. <b>Officer response: See paragraphs 3.2 &amp; 3.3</b></p> <p><b>First floor flat 29 Chalcot Road:</b> Greenhouse looks more like a conservatory and appears to be an extension on an extension and even includes a fireplace. The proposed structure reduces the already small amount of garden space and adds to the floor area of their flat. <b>Officer response: See paragraphs 2.0, 3.2 &amp; 3.3</b></p> <p><b>30 Chalcot Road:</b> the proposed boundary walls are too high and would create a prison like atmosphere when they are only meant to represent the boundary. The walls will create a loss of light to our garden. We are concerned about the fire place and flue causing smoke, smell and outlook. <b>Officer response: See Paragraph 2.0, 3.2, 3.3, 4.3.</b></p> <p><b>15 Chalcot Road:</b> Greenhouse is too big for a small garden and then height of the wall would have a detrimental effect on the aspect from our balcony and garden. It has to be questioned what the proposed use of the greenhouse would be used for – residential/domestic use. <b>Officer response: See paragraphs 3.2 &amp; 3.3</b></p> <p><b>29 Chalcot Road:</b> Raising the boundary walls would be out of place with the other boundary walls in the conservation area. The walls would be heavy and cumbersome for neighbouring gardens and would have a negative impact on the character of the area. The proposed fire place would allow smoke to billow up and get into the flats above. The proposed greenhouse would overlook into private houses and would set precedence for other houses to build structures at the ends of their gardens. <b>Officer response: See paragraphs 2.0, 3.2, 3.3 &amp; 4.1.</b></p> <p><b>78 Oakwood Road:</b> Object to the proposal because the height of the proposed boundary walls is out of character with the surrounding boundary walls. Also the proposed greenhouse is out of keeping with the neighbouring gardens and should all gardens be allowed similar structures this would diminish the character of the area. We also have concerns about the intended use of the structure and that it would be an additional extension to the ground flat. <b>Officer Response: See paragraphs 2.0, 3.2, 3.3, 4.1 &amp; 4.3.</b></p>					

**CAAC/Local groups\*  
comments:**  
\*Please Specify

Primrose Hill CAAC: We object to the further loss of open garden space: the proposed greenhouse is an enclosed, impermeably roofed structure, which in association with the consented rear extension, effectively halves the garden as green open space. We do not see this as sustainable development. Consent would also set a damaging precedent.

The raising of the boundary walls to 2m adds the sense of an enclosed yard rather than a garden, further diminishing the sense of open garden space which is recognized as part of the character of the conservation area.

**Officer response: See paragraphs 3.2, 3.3 & 4.3.**

### Site Description

The site is a three storey (plus basement floor) mid terraced property located on the north side of Chalcot Road. The site is located in the Primrose Hill conservation area but is not a listed building. The site is noted as making a positive contribution to the conservation area.

### Relevant History

**2010/1968/P** - Erection of single storey rear extension at ground floor level including lowering the level of the floor to existing flat (**Granted Member's Briefing 05/07/2010**).

### Relevant policies

**NPPF 2012**

**The London Plan 2011**

#### **LDF Core Strategy and Development Policies 2010**

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 - Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

#### **Primrose Hill Conservation Area Statement 2000**

**Camden Planning Guidance 2013** CPG1 (Design) CPG6 (Amenity)



## Assessment

### 1.0 Proposal (original)

1.1 The erection of a glazed greenhouse in the rear garden, installation of an exterior fireplace flue, and raising of rear garden boundary walls to 2m from existing garden level.

### 2.0 Amendments

2.1 The proposal has been amended to remove the proposed fireplace and flue from the development and the proposed greenhouse has been reduced in depth from 2m to 1.3m.

### 3.0 Design

3.1 The proposed glazed greenhouse would be located to the rear of the garden. The greenhouse as revised would be full width (5.3m) and have a depth of 1.3m and a height of 2m to the top of the existing boundary wall at the rear. A previous rear extension to the existing dwellinghouse was granted in 2010 – this is located over 5.5m from the proposed greenhouse. The site configuration will also include a small water feature approximately 60cm in height and 1.5m in width on the boundary with No. 30 Chalcot Road.

3.2 The Primrose Hill Conservation Area Statement notes that new development should be seen as an opportunity to enhance the conservation area and that new development should respect existing features. The proposed greenhouse is not considered to be overly bulky in size and scale and respects the size of the existing garden and main dwellinghouse. The glazing would reduce the impact of the structure on the existing garden and wider conservation area. Although the existing garden is modest and there would be a small loss of garden space, the structure would be used to accommodate planting and not habitable space and, as it is glazed, it does not appear as a solid and bulky addition in the garden. The proposed water feature is not considered to have a significant impact on the rear garden and is a common feature in many contemporary gardens.

3.3 The existing side boundary walls are approximately 1m high in brick with a wooden trellis above, making a total height of almost 2m. The proposed boundary walls are 2m in height and would be brick. It is not considered that the boundary walls would have a detrimental impact on the character of the area and in any case could be erected as 'permitted development' under the GPDO Part 2.

### 4.0 Amenity

4.1 The proposed greenhouse is single storey with a maximum height of 2m, would be located in the rear of the garden and is glazed (including the roof). The upper floor flats which overlook the garden would be able to see the greenhouse. However, as the structure is glazed, it is not considered that their view would be negatively compromised by the greenhouse.

4.2 As the structure is a greenhouse, not a habitable room, it is considered unlikely that any overlooking issues would result. Due to its size and location, no loss of light to neighbouring properties would result.

4.3 The proposed boundary walls would be 2m high and would be solid brick. It is not considered that the proposed height would cause any amenity issues, including loss of light, to neighbouring properties. The existing boundary walls are already of a similar height with a solid brick base and tightly hatched timber trellis above. It is considered that the walls would still achieve an open garden space whilst allowing some privacy to the ground flat. In any case it should be borne in mind that 2m high rear garden walls can be built under as permitted development with no control by the Council.

**5.0 Recommendation:** Grant planning permission

### DISCLAIMER

Decision route to be decided by nominated members on Monday 15<sup>th</sup> September 2014. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'

Mr Shahed Saleem  
Makespace Architects  
Unit 9  
51 Derbyshire Street  
London  
E2 6JQ

Application Ref: **2014/1141/P**  
Please ask for: **Emily Marriott-Brittan**  
Telephone: 020 7974 **4206**

10 September 2014

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**29A Chalcot Road**  
**London**  
**NW1 8LN**

# DECISION

Proposal:

The erection of a glazed greenhouse in the rear garden and raising of rear garden boundary walls.

Drawing Nos: 1180-51-100 Rev B; 1180-51-200 Rev B; 1180-51-201 Rev B; 1180-X-100A; 1180-X-200; 1180-X-201; O/S Map.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 1180-51-100 Rev B; 1180-51-200 Rev B; 1180-51-201 Rev B; 1180-X-100A; 1180-X-200; 1180-X-201; O/S Map.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 The new boundary walls shall be made from brick that resembles, as closely as possible, in colour and texture the brick of the existing building.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Rachel Stopard  
Director of Culture & Environment