

2 Chalcot Sq, London NW1 8YB

Heritage Impact Statement

Planning Application for Enlargement of Utility Room under Front Garden.

INTRODUCTION

- 1.1 This document comprises the Design and Access Statement for the listed building consent application for alterations and repairs to 2 Chalcot Square.
- 1.2 The private house, a Grade II listed building, is set within a terraced row on Chalcot Square, located in the Primrose Hill conservation area in the borough of Camden. The house, built in the mid eighteenth century, comprises of a lower ground floor, upper ground floor, first floor, second floor and third floor with a mansard roof. There is a light well to the front of the property with two storage rooms beneath the front garden and steps. The property has a garden to the rear which is raised approximately 900mm above the level of the lower ground floor.
- 1.3 The aim is to extend under the front garden to enlarge the existing space.

PLANNING HISTORY

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2013/468/L	2 Chalcot Square London NW1 8YB	Replace 4 x non original casement windows to rear wing and roof slope with timber sliding sash windows, replacement of existing French doors to rear lower ground level with new French doors, installation of new French doors in place of existing sash window at rear ground level plus installation of new access stair and landing, installation of rooflight to rear upper roof slope and repair and refurbishment of existing sash windows and associated internal alterations at all levels (Class C3).	FINAL DECISION	25-07-2013	Granted

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FINAL DECISION

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PROPOSAL

The existing utility room and storage area is located under the front garden. It is our proposal to extend this space and increase the internal head height to make the area more usable.

The existing walls and ceilings are of contemporary construction thought to be from around 1970, therefore we believe our scheme will not affect any historical structure.

POLICY

NATIONAL

4.1 The National Planning Policy Framework (NPPF) is a material consideration in determining planning applications and where relevant Local Plan policies are not consistent with its provisions, the NPPF should take precedence. It establishes a presumption in favour of sustainable development for both plan-making and decision taking (para 14). The policies of the NPPF taken as a whole constitute the Government's view of what sustainable development means for the planning system (para. 6) under economic, social and environmental dimensions (para. 7). Those elements of particular relevance to this application are summarised below.

4.2 Applicants are required to assess the significance of any heritage assets affected by development (para. 128). At paragraph 131 the NPPF requires that when determining planning applications local planning authorities must take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with their conservation. It provides that the positive role that conservation of heritage assets can make to the economic viability of communities and the desirability of new development making a positive contribution to local character and distinctiveness

should be taken into account when determining planning applications. Paragraph 137 provides that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

LOCAL

4.3 The following policies are relevant: -

- Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy
- Policies DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies

CONCLUSION

We believe our proposals are not detrimental to the existing fabric of the building, therefore we think our proposal should be approved.