

Delegated Report		Analysis sheet		Expiry Date:		10/10/2014	
		N/A		Consultation Expiry Date:		23/09/2014	
Officer				Application Number(s)			
Alex McDougall				1. 2014/4917/P 2. 2014/5259/L			
Application Address				Drawing Numbers			
10 Chamberlain Street London NW1 8XB				Refer to draft decision notices.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<ol style="list-style-type: none"> Erection of single storey basement level rear lightwell infill extension and new external stairs between basement and ground floor level. Erection of single storey basement level rear lightwell infill extension and new external stairs between basement and ground floor level, relocation of internal stairs between second and third floor levels and replacement of internal doors at basement level. 							
Recommendation(s):		<ol style="list-style-type: none"> Grant planning permission Grant listed building consent 					
Application Type:		<ol style="list-style-type: none"> Full Planning Permission Listed Building Consent 					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	7	No. of responses No. electronic	0 0	No. of objections	0
Summary of consultation responses:		Site Notice 27/08/14 – 17/09/14. Press Notice: 28/08/14 – 18/09/14. No responses received.					
Primrose Hill CAAC comments:		No objection.					
Site Description							
The site is occupied by a 3 storey plus basement Grade II Listed mid-terrace Victorian building on the northern side of Chamberlain Street. The building has an existing two storey ground floor rear extension, basement and loft extension. The basement extension extends under the entirety of the rear garden. There is no deep soil landscaping on the site. The building is in use as a single family dwellinghouse. The area is characterised by residential properties. The site is located in the Primrose							

Hill Conservation Area.

Relevant History

10 Chamberlain Street (the application site)

2004/4071/P & 2004/4072/L - The demolition of rear extension and replacement with new rear extension, alterations to roof and reinstatement of portico. Granted 03/12/2004.

2007/2043/P & 2006/5336/L - Amendments to planning permission dated 3.12.04 ref 2004/4071/P for 'demolition of rear extension and replacement with new rear extension, alterations to roof and reinstatement of portico', involving alterations to the rear third floor fenestration. Granted 23/10/2007.

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

London Housing SPG

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

CS16 Improving Camden's health and well-being

Camden Development Policies 2010

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

DP31 Provision of, and improvements to, open space and outdoor sport and recreation facilities

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG2 Housing

CPG3 Sustainability

CPG4 Basements and Lightwells

CPG6 Amenity

Primrose Hill Conservation Area Statement

Assessment

1. Detailed Description of Proposed Development

1.1. Partial infill of basement level lightwell and new steel staircase from lightwell to ground floor garden level. The proposal will result in an additional 1.87sqm of internal floor space. The proposal does not result in a change to the proportion of hardstand on the site.

1.2. Internal works:

- Basement Level – Replacement of existing double doors
- Second Floor – Removal of modern staircase to loft level and replacement with extension to original staircase.

2. Principle of Development

2.1. Alterations and Additions

Alterations and additions are considered to be acceptable in principle subject to a detailed assessment on the following grounds:

- a) Design
- b) Residential Amenity
- c) Landscaping
- d) Sustainability

3. Design

3.1. Infill of rear lightwell

The proposed infill of the rear lightwell is considered to be of an acceptable design, and have an acceptable impact on the historical significance of the listed building and the character of the conservation area for the following reasons:

- a) The proposal includes alterations to the modern extensions of the listed building and as such does not interfere with any historic elements.
- b) The proposal is below ground level and as such does not result in a material increase to the bulk of the building.
- c) The infill will be finished in materials which match the original building. Notwithstanding, a condition of consent will be included to this effect.
- d) The rear is not readily visible from any public space.
- e) The proposal increases the amount of ground floor external amenity space.
- f) The proposal does not require any additional excavation.
- g) The proposal does not result in an increase in hard standing to the rear of the site.

3.2. Replacement of existing double doors.

The proposed replacement of existing double doors at basement level is considered to be of an acceptable design, and have an acceptable impact on the historical significance of the listed building and the character of the conservation area as the proposal is to modern extensions to the listed building and as such does not interfere with any historic elements.

3.3. Modification to staircase

The proposed internal alterations are considered to be of an acceptable design, and have an acceptable impact on the historical significance of the listed building and the character of the conservation area for the following reasons:

- a) The existing staircase is a modern element associated with the roof extensions and as such

does not interfere with any historic elements.

- b) The proposal is a matching extension of the existing historic staircase that will not result in the loss of any original fabric. Notwithstanding, a condition is recommended requiring that the proposal match the existing staircase.

For the reasons listed above the proposed development is considered to be consistent with LDF policies CS14, DP24 and DP25 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

4. Residential Amenity

4.1. Infill of rear lightwell

The proposed infill of the rear lightwell is considered to have an acceptable impact on the amenity of adjoining and nearby properties for the following reasons:

- a) The works are wholly at ground level or below and as such do not result in loss of light, overshadowing, sense of enclosure, loss of outlook or the like.
- b) The additional ground floor garden space and the top of the steps proposed are to the middle to the site and as such are not considered to result in a material increase in overlooking of any adjoining gardens.

For the reasons listed above the proposal is considered to be in accordance with Development Policy DP26 of the London Borough of Camden's Local Development Framework.

5. Landscaping

The proposal would not result in the removal of any existing trees and is not within the vicinity of any large trees on adjoining or nearby properties. The proposal will maintain an adequately sized rear garden. As such the proposal is considered to be acceptable with regard to landscaping.

6. Sustainability

LDF Policy DP22 requires developments to incorporate sustainable design and construction measures. The proposed infill element would be built to modern insulation and energy use requirements. Given the limited scale of the works, the proposal is considered to adequately respond to the issue of sustainability.

7. Recommendation

- 7.1. Grant Planning Permission.
- 7.2. Grant Listed Building Consent.