

Flat 1, 5 Egbert Street NW1 8LJ 2014/4673/P



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Site photos – 5 Egbert Street



Photo 1: 5 Egbert Street – street view



Photo 2: Looking down to 5 Egbert Street. Bin store to be removed. Shows old uPVC doors



Photo 3: Bathroom window to be replaced with timber window.



Photo 4: View to lower ground floor from street (prior to new doors being fitted, shows uPVC doors)



Photo 5: View to new timber framed doors at lower ground floor (with new timber doors shown)



Photo 6: Shows new rear staircase

Delegated Report (Members Briefing)		Analysis sheet N/A / attached	Expiry Date: 06/10/2014	Consultation Expiry Date: 25/09/2014
Officer Emily Marriott-Brittan		Application Number(s) 2014/4673/P		
Application Address Flat 1 5 Egbert Street London NW1 8LJ		Drawing Numbers See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of cast iron spiral stairs in front lightwell area and rear garden, including replacement of doors to front vaults, and replacement of front window and replacement of French doors.				
Recommendation(s):	Grant Planning Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	43	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed from 29/08/2014 to 19/09/2014 A press notice was published on 04/09/2014 to 25/09/2014</p> <p>No response received.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Primrose Hill CACC: Object to the proposed new door to the front elevation its form and detail is harmful to the character and appearance of the conservation area which it fails to enhance. The subdivision of the proposed door set is wholly inappropriate as are the cumbersome framing sections. We would not object to the opening being converted from the original window into a door of the same width as the window but the pattern of the frame and openings should follow that of the original house a three part division would seem to be appropriate with permanent ventilation provided by the trickle vents in the frame.</p> <p>Officer response: The existing front elevation already has a door opening (rather than a window). The existing doors are uPVC. The proposed new doors would be timber framed and then frame conceals a 5 bar lock, negating the need for a security grille which was previously required. The small window can be locked open a crack to allow ventilation. The door is located at lower ground floor and it is not easily visible from the street level. Its impact is not considered to be harmful and is an improvement on the uPVC doors which were previously located there.</p>					

Site Description

The site is a three storey plus basement mid-terrace property located on the south side of Egbert Street. The site is located in the Primrose Hill Conservation Area and is identified as a building which makes a positive contribution to the conservation area.

Relevant History

2014/2271/PRE - develop the under-pavement coal vaults located at the front of the property into a usable storage space, put a spiral staircase down the lightwell to provide access from street level and refurbish the doors accessing the lightwell from the basement level of the flat. This development would make our flat more similar to the flats in the conservation area, many of which have had this work done **(pre application advice issued)**

2009/3238/P - Erection of a two storey rear infill extension and associated works to a dwelling house **(Granted 01/09/2009)**.

8802113 - Change of use and works of conversion to provide two maisonettes and one flat including the erection of a roof extension **(Granted 17/11/1988)**.

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 - 1 (design) 6 (amenity)

Assessment

1.0 Proposal:

1.1 Installation of cast iron spiral stairs in front lightwell area and rear garden, including replacement of doors to front vaults, and replacement of front window and replacement of French doors.

1.2 The French doors located to the front have already been replaced. The rear staircase has already been replaced.

2.0 Assessment

2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 and DP25 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings; development should consider the character and proportions of the existing building, where extensions and alterations are proposed; developments should consider the quality of materials to be used.

2.2 The Primrose Hill Conservation Area Statement notes that new development should be seen as an opportunity to enhance the conservation area and should respect the existing features of the building. The proposed railings to the front of the property would be metal and painted black. There is also a gate proposed which would be made from metal with painted black railings. The proposed railings and gate are considered sympathetic to the existing dwellinghouse and wider conservation area as many of the dwellings along Egbert Street have similar railings to the front elevation. In addition, the new railings and gate would result in the existing timber bin store being removed, which is supported.

2.3 The proposed staircase leading down to the basement from street level would be metal with painted black railings. A spiral staircase, while less traditional than a straight staircase, is required in order for the existing French doors to be accessible. The proposed stair is considered acceptable as it would match other stairs located along the front elevation of Egbert Street and is seen as a traditional feature to these buildings.

2.4 The front doors replaced at lower ground floor level are timber framed double glazed and fit the existing door opening. The new doors are considered appropriate and the removal of the uPVC doors is supported. The proposed replacement bathroom window located at basement level is considered acceptable as it will be a like for like timber replacement and not readily visible from the street level.

2.5 To the rear of the property a new spiral staircase has been installed leading from first floor level to ground level. This staircase replaces the existing industrial style balustrade and staircase which previously existed. The staircase has been moved toward the boundary with No.3 Egbert (previously towards the centre of the rear elevation) which is considered acceptable as the overlooking potential has not changed as the location of the platform has not moved. The staircase is more traditional than what previously existed and shifting it towards the centre allows more light into the existing rooms at ground and first floor level.

3.0 Amenity

3.1 Given the nature of the proposed alterations, no significant impact would be expected from the proposal in terms of loss of neighbouring amenity.

3.2 The proposal complies with Camden Planning Guidance and Local Development Framework Policy DP24, DP25 and DP26.

4.0 Recommendation: Grant planning permission.

Decision route to be decided by nominated members on Monday 13th October 2014. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mrs Olivia Kingsford
Flat 1
5 Egbert Street
London
NW1 8LJ

Application Ref: **2014/4673/P**
Please ask for: **Emily Marriott-Brittan**
Telephone: 020 7974 4206

7 October 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Flat 1
5 Egbert Street
London
NW1 8LJ**

DECISION

Proposal:

Installation of cast iron spiral stairs in front lightwell area and rear garden, including replacement of doors to front vaults, and replacement of front window and replacement of french doors.

Drawing Nos: Existing (lower ground); Existing (front); Existing (rear); Proposed (lower ground); Proposed (front); Proposed (rear); Existing (lower ground and upper ground floor plan) Proposed lower ground and upper ground floor plan; Proposed door set details; Proposed stair detail; 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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Existing (lower ground); Existing (front); Existing (rear); Proposed (lower ground); Proposed (front); Proposed (rear); Existing (lower ground and upper ground floor plan) Proposed lower ground and upper ground floor plan; Proposed door set details; Proposed stair detail; O/S Map.

Reason:

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

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

Director of Culture & Environment

DRAFT

DECISION