

Delegated Report		Analysis sheet		Expiry Date:		27/01/2015	
		N/A / attached		Consultation Expiry Date:		08/01/2015	
Officer				Application Number(s)			
Nanayaa Ampoma				1) 2014/7453/P 2) 2014/7474/L			
Application Address				Drawing Numbers			
37 Chalcot Crescent London NW1 8YG				See Draft Decision			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
1) Installation of roof light, and removal of down pipe to rear elevation creation of new windows. 2) Internal refurbishment and reconfiguration, installation of roof light and alterations to rear elevation fenestration.							
Recommendation(s):		1) Grant Planning Consent Permission 2) Grant Listed Building Consent					
Application Type:		1) Householder Application 2) Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		The application was publicised in the Ham and High newspaper between 18/12/2014 and 08/01/2015. A Site Notice was also displayed at the site for 21 days between 12/12/2014 and 02/01/2015. Neighbouring properties were also notified via direct letters. No neighbour responses have been received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		English Heritage: No objections Primrose Hill Conservation Area: object to proposed rear pipe work, and suggest that an internal route which causes no harm to the Listed Building should be found and the application revised; no objection to rooflight; no objection to replacement windows and alterations at first floor. Officer response: Please see paragraph 2.2 and 2.3 below.					

Site Description

The application site relates to a Grade II Listed building in the Primrose Hill Conservation Area. The property is a mid-terrace house forming part of a six row terrace with all the remaining terraces also being Grade II listed.

The area is predominately residential in nature with some properties painted in bright pale colours.

In the interest of clarity, it should be noted that the current applications are made in conjunction with a further two live applications (2014/7023/P and 2014/7201/L). The only difference between the applications is that these applications propose an additional window at the ground floor rear elevation. Otherwise the proposals are identical.

Relevant History

2010/1860/P and **2005/0510/L**: Erection of a single storey roof extension to two adjoining dwellings (Class C3). Refused 24-06-2010

2005/0510/L: Internal alterations at 1st floor level including reinstatement of doorway opening, new timber door and blocking up existing opening with new stud partition. Granted 15-03-2005

2004/3247/P and **2004/3249/L**: Erection of an extension in rear basement yard. Granted 07-10-2004

2014/7023/P: Installation of roof light, and removal of down pipe to rear elevation, with Internal refurbishment associated to listed building consent 2014/7201/L. - Pending consideration

2014/7201/L: Installation of roof light, new pipework at rear, conversion of existing bedroom into bathroom, internal refurbishment and new rear window. - Pending consideration

Relevant policies

LDF Policies

Core Strategy

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

Primrose Hill Conservation Area Appraisal (2001)

Camden Planning Guidance (2011/2013)

CGP1 Design

CPG 6 Amenity

NPPF 2012

London Plan 2011

Assessment

Proposal

1.1 The application seeks listed building consent and planning permission for the following alterations:

(Internal)

- Convert existing shower/toilet into walk-in cupboard at 2nd floor
- Re-opening of chimney at 3rd floor
- Conversion of exiting bedroom into bathroom at 3rd floor

(External)

- Replace slot window with sash at 2nd floor
- New Roof light to front/side elevation roof
- New pipe work at rear elevation
- Creation of new window at rear ground floor elevation

Discussion

2.1 The main areas for consideration are:

- Design and Impact on Grade II Listed building
- Amenity

Design and Impact on Grade II Listed building

2.2 Policies CS14 and DP25 require that all alterations in conservation areas respect and enhance the character of the area and location. The Council will only give permission to those developments that preserve or enhance the character and appearance of the area. This is further supported by policies CS5 of the Core Strategy and DP24 of the Development Policies which state that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standard in terms of the character, sitting, context, form and scale to the existing building and the general area.

2.3 Paragraph 3.22 of supplementary guidance CPG 1 (Design) states that when considering a proposal to a listed building the Council will consider the:

- original and historic materials and architectural features;
- original layout of rooms;
- structural integrity; and
- character and appearance.

2.4 The proposed external alterations, namely the replacement of the small rectangular window at second floor, the creation of a new window at rear ground floor and new pipe work to the rear, are considered relatively minor in nature. The proposed windows would not have a harmful impact on the listed building and there are no officer objections to this element. However concerns have been raised by the local CAAC regarding the proposed new pipe work that would run along the top of the larger second floor window. The local CAAC are concerned that this element of the development would harm the listed building and an internal route should be found.

2.5 However officers do not agree that the proposed works would harm the character of the listed building because a visit to the site showed that there is a similar pipe work at the property at no.35 which is thicker than what is being proposed here. Even so, it is not thought that this wider pipe work harms the rear elevation. Additionally, the applicant has stated that they have looked at possible alternatives including the relocation of all pipe work internally, however this would be difficult and in any case damage the listed building further. Therefore the proposed position of the

pipeworks is considered to be the most appropriate. In light of the above, the development is considered to preserve the character and appearance of the area and the Listed Building and is compliant with the policies detailed above.

Amenity

2.6 Under section 7 of supplementary planning guidance CPG 6 (Amenity), all developments are required to have some regard for the amenity of existing and future occupants. Policies CS5 (Core Strategy) and DP26 (Development Policies) state that the council will protect the quality of life for existing and future occupiers, as well as neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels.

2.7 Much of the proposed works are internal. The most significant element for amenity relates to the new window opening. This window would look towards the rear garden of the property. At this level there is already some interlooking at neighbouring properties the additional window will not significant alter the privacy levels currently experienced by neighbours. Therefore officers are of the opinion that the proposed windows would not lead to any loss of privacy or overlooking.

2.8 The development complies with the above policies on amenity.

Conclusion

3.1 Having fully considered the proposed works on the grounds of design, amenity and impact to the listed building and the conservation area, it is concluded that the development is compliant with policy and should be approved.

RECOMMENDATION: Grant Planning Permission / Grant Listed Building Consent

DISCLAIMER

Decision route to be decided by nominated members on *[insert date here : eg Tuesday 2 April 2013]*. For further information please go to www.camden.gov.uk and search for 'members briefing'