

31 Edis Street – Site location plan



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31 Edis Street – Pictures



View of rear and side no. 31 Edis Street from Chalcot Street.



Front and side view of 31 Edis Street from Chalcot Street



Basement rear doors and window



Internal view of basement rear doors.

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	05/02/2015
		N/A / attached		Consultation Expiry Date:	08/01/2015
Officer			Application Number(s)		
Carlos Martin			2014/7586/P		
Application Address			Drawing Numbers		
31 Edis Street London NW1 8LE			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Replacement of existing rear window and doors with new set of doors at basement level.					
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	06	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	Press notice published from 18/12/2014 to 08/01/2015. Site notice displayed from 17/12/2014 to 07/01/2015. No response.					
CAAC/Local groups* comments: *Please Specify	Primrose Hill CAAC: Objects <ol style="list-style-type: none"> <i>The main roof: This roof is an important, prominent hipped roof, very visible in long views along Chalcot Road, and from Princess Road. The roof is both distinctive, in that the roofs in most of the terrace houses in Edis Street are set behind parapets, whereas this is one of 4 houses in the street (nos 28-31) with roofs sloping to an eaves at the front: in this case, hipped with eaves on three elevations. The roofs are indications of the historic development of the area, as terraces and part terraces were completed at different times. The integrity of the distinctive roofs in this group has been recognized as significant in the conservation area, and protected, including through appeal. It is for this reason that this group (28-31 consecutive) has been singled out in Edis Street for protection from roof alterations at policy guidance PH19 in the Primrose Hill conservation area Statement. The proposed three rooflights would harm the integrity of the roof, which is part of an unimpaired group, prominent in long views: they would harm, rather than preserve or enhance the character and appearance of the conservation area.</i> <i>The rear addition: The existing rear addition, and its pattern of fenestration, respects the form of traditional back additions in the area. The proposed new opening revisiting the tired cliché of an opening which contradicts that pattern is contrary to policy guidance PH27 in the Primrose Hill conservation area Statement: more generally, it is not high quality design, even in this modest context. A modification to the opening proposed could produce an acceptable proposal.</i> <p><u>Officer's comments:</u></p> <ol style="list-style-type: none"> The originally proposed rooflights have been removed at officers' request. The proposed new rear doors at basement level have also been amended at officer's request to replace the originally proposed aluminium frames with more sympathetic timber frames. The new opening has been designed to pick up on the decorative brick features of the existing openings and although it is noted that its width is considerably larger than the width of the openings above, the doors are not visible from the public realm, form part of a non-original part of the building and it is not considered that they would result in harm to the character and appearance of the building or the conservation area. 					

Site Description

The application site relates to a three-storey end of terrace building on the corner of Edis Street and Chalcot Road. The building is divided into flats.

The property is not listed but forms part of the Primrose Hill Conservation Area.

Relevant History

Planning permission and conservation area consent were granted in 1997 for the change of use of the ground floor from retail to a self-contained flat, external alterations at ground floor level and the erection of a rear extension at basement, ground, and first floors. A variation to this permission was granted in 2002, to include use as a roof terrace and the retention of railings around flat roof rear addition at 2nd floor level, and the installation of new glazed privacy screen on the side elevation of the terrace.

In 2004 planning permission was granted for alterations to rear 2nd floor window to provide French door onto roof terrace. (ref. 2004/0435/P)

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

Camden Planning Guidance

CPG1 (design) 2013

CPG6 (amenity) 2011

Primrose Hill Conservation Area Statement 2000

Assessment

Proposal

1. Planning permission is sought for the replacement of an existing rear window and set of doors at basement level with a new set of doors extending almost full width. The new doors would feature timber frames and a soldier course to match the openings of the floors above. The existing window and doors to be replaced are located in an extension to the original building and are modern in appearance.
2. The main planning issues to consider are the impact of the proposal on the character and appearance of the existing building and the conservation area generally and the impact of the proposal on the amenity of neighbouring properties.

Design and conservation

3. The removal of these non-original doors and windows at basement level is considered acceptable in principle. The proposed new doors would be of sympathetic materials and their design would not adversely affect the appearance of this part of the building (a modern addition to the original house) which is not visible from the public realm. The visible part of the rear elevation of the house would remain intact and so the character and appearance of the building and the conservation area would be preserved.

Amenity

4. No significant impact is expected on the amenity of neighbouring properties given that the new doors do not provide any additional views of neighbouring properties than those already overlooked by the existing openings.
5. The proposal broadly complies with LDF policies and planning guidance and therefore approval is recommended.
6. **Recommendation:** Grant planning permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 16th February 2015.

For further information please go to www.camden.gov.uk and search for 'members briefing'.

Mr Nigel Cansfield
Cansfield Design Ltd.
Manger House
62A Highgate High Street
London
N6 5HX

Application Ref: **2014/7586/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 2717

10 February 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**31 Edis Street
London
NW1 8LE**

DECISION

Proposal:
Replacement of existing rear window and doors with new set of doors at basement level.
Drawing Nos: Site location plan; 1009-EX-EL-04-01 rev A; 1009-EX-EL-04-02 rev B; &
1009-B1-01-04-01 rev A.

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: Site location plan; 1009-EX-EL-04-01 rev A; 1009-EX-EL-04-02 rev B; & 1009-B1-01-04-01 rev A.

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