

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	22/01/2014
		N/A	<b>Consultation Expiry Date:</b>	30/01/2014
<b>Officer</b>			<b>Application Numbers</b>	
Aysegul Olcar-Chamberlin			1) 2013/7655/P & 2) 2013/7724/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
26 Chalcot Square London NW1 8YA			See decision notices	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposals</b>				
<p>1) Conversion of 2 residential units into 1 residential unit including alterations to third floor rear windows and installation of 2 x rooflights to upper rear roof slope.</p> <p>2) Conversion of 2 residential units into 1 residential unit including alterations to third floor rear windows, installation of 2 x rooflights to upper rear roof slop and associated internal alterations.</p>				
<b>Recommendations:</b>		<p>1) Grant conditional planning permission</p> <p>2) Grant conditional listed building consent</p>		
<b>Application Type:</b>		Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>
<b>Informatives:</b>	

### Consultations

<b>Adjoining Occupiers:</b>	No. notified	<b>24</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		

<b>Summary of consultation responses:</b>	<p>A site notice was displayed from 27/12/2013 to 17/01/2014. A press notice was advertised on 09/01/2014.</p> <p>One neighbouring property objected to the proposal on the similar grounds to the previous proposal (ref: 2013/5127/P and 2013/5545/L). In summary, their concerns are:</p> <ul style="list-style-type: none"> <li>• The alterations to the roof profile would result in direct overlooking.</li> <li>• The proposal would affect the external appearance of the rear of Chalcot Square.</li> </ul>
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<b>CAAC/Local groups comments:</b>	None
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### Site Description

The application property is a four storey plus basement and attic level accommodation mid-terrace property forming a Grade II listed terrace of 9 houses on the north-east side of Chalcot Square in the Primrose Hill Conservation Area. The property dates from 1855-60, is 3 windows wide, and its façade is stucco finished in a light green colour, with architectural features of the front elevation picked out in white, and it has a rusticated ground floor. The property is divided into five flats.

Chalcot Square is a significant open space within Primrose Hill Conservation Area. All the 19th century terrace houses surrounding it are Italianate in style, and are painted in muted pastel shades, which afford each property an individual character which adds to the vibrancy of the Square.

### Relevant History

**2013/5127/P** – Alteration to rear roof profile including dormer extension to lower roof slope, installation of 2x roof lights to upper roof slope and replacement of window, new roof terrace on third floor level with balustrade on rear elevation all in connection with conversion of 2 residential units into 1 residential unit (Class C3). This planning application was withdrawn on 21/10/2013.

**2013/5545/L** - Internal and external alteration to rear roof profile including dormer extension to lower roof slope, installation of 2x roof lights to upper roof slope and replacement of window, new roof terrace on third floor level with balustrade on rear elevation all in connection with conversion of 2 residential units into 1 residential unit (Class C3). This listed building consent application was withdrawn on 21/10/2013.

## Relevant policies

### National Planning Policy Framework (NPPF) (2012)

### London Plan (2011)

### LDF Core Strategy and Development Policies (2010)

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS14 (Promoting high quality places and conserving our heritage)

DP2 (Making full use of Camden's capacity for housing)

DP5 (Homes of different sizes)

DP6 (Lifetime homes and wheelchair housing)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP29 (improving access)

### Camden Planning Guidance (2011)

CPG1 (Design)

CPG2 (Housing)

CPG6 (Amenity)

### Primrose Hill Conservation Area Statement 2000

## Assessment

### Background

The Council's listed building specialist raised concerns to the previously proposed scheme which included rear dormer extension, roof terrace above the closet wing and substantial alterations to the layout to make it more open plan (refs: 2013/5127/P and 2013/5545/L). Following these concerns the applicants withdrew the application and resubmitted a revised scheme to address the concerns

There had also been pre-application discussions for a more acceptable scheme before resubmitting the applications.

### Proposal

It is proposed to conversion the existing second floor flat and third and fourth floor maisonette into 1 residential unit including alterations to third floor rear windows and installation of 2 x rooflights to upper rear roof slope (fourth floor level).

The existing rear windows on the third floor level would be replaced with timber sash windows.

Two velux windows would be inserted to the rear upper roof slope to improve natural light and ventilation.

Differences between the previously withdrawn proposal and the current proposal are:

- The proposed roof terrace above the rear closet wing at third floor level and associated alterations were omitted from the proposal.

### Land Use

Policy CS6 seeks to maximise the supply of homes and minimise their loss. In detail, according to policy DP2 the Council will resist developments that would involve the net loss of two or more homes unless they comply with the set criteria (in page 22 of Camden Development Policies 2010). Given the proposal will only result in the loss of one self-contained residential unit it is considered to comply with the aims of policies CS6 and DP2 and acceptable in principle.

“Dwelling Size Priorities Table” of policy DP5 (Homes of different sizes) gives the highest priority to two bedroom units and medium priority to 3 bedroom units in private market housing. The proposal would result in conversion of one small two bed unit and one three bed unit into one spacious two bedroom unit with study and generous living space. The rest of the flats below have one or two bedrooms. Given the proposed unit would have two bedrooms the proposal complies with the aims of policy DP5.

### **Living standards**

The existing second floor flat with a floor area of approximately 49.5sqm has two bedrooms which could accommodate up to three people and falls below the Council’s space standards (on page 54 of CPG2). for three person unit (61 sqm). The existing three bed unit with a floor area of approximately 75.7sqm could accommodate up to four people in accordance with the Council’s space standards. The proposed conversion would improve the existing living conditions by providing spacious two bed unit with generous living areas and rooms for the future occupiers.

Given the site constraints it would be unreasonable to expect compliance with all Lifetime Homes criteria. Given the proposal would not worsen the existing access arrangements and would involve minimal alterations to the internal layout the proposal is considered to comply with the aims of policy DP6.

### **Design and Impact on Listed Building**

Policy DP25 aims to preserve and enhance the borough’s listed buildings and states that the Council will only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building.

The supporting text in paragraph 3.22 of CPG1 states that the Council will consider the impact of proposals on the historic significance of the building, including its features, such as:

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

The replacement of the poor quality modern style windows at 3<sup>rd</sup> floor level with traditionally detailed timber frame sash windows is considered to improve the appearance and character of the existing building. The installation of 2 no. conservation style rooflights at 4<sup>th</sup> floor level would be modest in scale and would not be considered to harm the appearance of the rear roof profile. These rooflights would be subdivided with glazing bars to achieve smaller vertical proportioned windows to relate to the scale of the rear windows below. The overall effect is sympathetic to the character and style of the historic building.

#### Internal Alterations:

Internally all original stair layouts will be retained as recommended by the conservation officer during

the pre-application dialogue. The proposal includes a new door at first floor level the bottom of the staircase, revisions to the existing storage cupboard to allow access from the two bedrooms and a new door to bedroom 1 at second floor level, connecting double doors between the living room and dining room and bathroom revisions at third floor level, and the installation of a new kitchen at fourth floor level.

These proposed alterations are mainly to internal modern lightweight partitions and to the layouts at the upper levels of the house which have previously been altered and do not involve the loss of historic fabric. These alterations to the layout at these levels can accommodate this degree of intervention without affecting the special historic or architectural interest of the listed building

The Council's listed building and conservation area specialist also considered that the proposal would not harm the significance of the listed building and the wider conservation area.

### **Neighbouring Amenity**

Policy DP26 aims to protect the quality of life of neighbours that might be affected by developments. Given the nature of the proposed alterations the proposal would not be likely to worsen the existing overlooking to the surrounding neighbouring properties.

### **Others**

The proposed additional residential floorspace would be below 100sqm therefore the proposal would not be liable to MoL's CIL.

### **Conclusion**

The proposed alterations would be at a minimal scale and would not harm the merits of the listed building and character and appearance of the conservation area. The proposed conversion scheme would also be acceptable in land use terms and provide a residential unit with good living standards.

**Recommendation:** Grant conditional planning permission and listed building consent.