

Mr James King
Kingconroy Architects
City Temple
Holborn Viaduct
London
EC1A 2DE

Application Ref: **2015/2849/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

23 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
21 Chalcot Road
London
NW1 8LL

Proposal: Change of use from 1 x 1 bedroom flat and 1 x 4 bedroom dwellinghouse to single family dwellinghouse (Class C3). Erection of new mansard roof extension with front terrace and glass balustrade and 2 x rear dormers. New single storey rear extension at lower ground floor level. New wall and alterations to the front lightwell. Alterations to rear fenestration (Amended description).

Drawing Nos: 14070|PL00|099, 100, 101, 102, 103, 104, 200, 201, 300A, 301A; 14070|PL20|002, 099, 100, 101, 102, 103, 104, 200B, 201, 300A, 301A and design and access statement dated 20.05.2015.

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 policies 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:

14070|PL00|099, 100, 101, 102, 103, 104, 200, 201, 300A, 301A; 14070|PL20|002, 099, 100, 101, 102, 103, 104, 200B, 201, 300A, 301A and design and access statement dated 20.05.2015.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed roof extension is considered acceptable in terms of design, scale, and materials. The roof extension is set back from the front elevation which would ensure the development is not an overly dominant feature when viewed from the streetscene. Sympathetic materials would be used which complement the host property, and combined with the fact that similar roof extensions have been granted permission on Chalcot Road, the proposal is not considered to harm the character and appearance of the host property or the wider Primrose Hill Conservation Area. The proposal would not cause harm to neighbouring amenity in respect of a loss of privacy, outlook or daylight.

The proposed single storey rear infill extension would be a subordinate and complementary addition to the host property. Although some rear amenity space would be lost, over 50% would be retained which is considered acceptable. The construction of a glazed, pitched roof to the extension would be similar in design to other examples to the rear of Chalcot Road and nearby Fitzroy Road. The single storey extension is not considered cause harm to neighbouring amenity. The alterations to the rear fenestration would serve to improve the appearance of the rear elevation, with the realignment of the rear window resulting in a more symmetrical appearance, and the infill of the existing side window reducing the potential of overlooking neighbouring properties.

The installation of a new wall and entrance door to the front of the property at lower ground level would have minimal impact on the appearance of the host property,

due to its location below street level. As similar developments have been constructed along the adjoining terrace, the proposal is not considered to harm the character or appearance of host building or the Primrose Hill Conservation Area.

The proposal originally included a glass balustrade to the front; however, this was considered an inappropriate material which would be out of character with the host. The scheme was therefore amended to include a simple metal handrail which would not detract from the character and appearance of the host property or surrounding area.

DP2 generally advises against the net loss of two or more properties in Camden. As this application proposes the loss of only one unit, it is not considered that the proposal would result in demonstrable harm to the housing stock in the borough. Furthermore, it is not considered that there would be any negative impact on the existing levels of residential amenity experienced by surrounding occupiers and the proposal is therefore considered acceptable.

As the existing units have access to parking permits and the proposal would result in a decrease in the number of housing units it is considered that a car-free development would not be required in this instance as it is envisaged that there will be no increase in car parking levels at the site.

No objections have been received prior to making this decision. The planning history of the site and surrounding area has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS6 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP2, DP5, DP18, DP19, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 47-55, 56 -68 and 126-141 of the National Planning Policy Framework.

- 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.

- 3 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).

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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment