

Mr Oliver Barsoum
Syte Architects
Syte Architects
83-84 Berwick Street
London
W1F 8TS

Application Ref: **2015/3536/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

8 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
31 Chalcot Square
London
NW1 8YA

Proposal:
Relocation of garden stair and associated formation of ground floor rear terrace with timber screen.

Drawing Nos: Site Location Plan; 231.100 Rev A; 231.101; 231.120; 231.130; 231.131; 231.200 Rev B; 231.201; 231.300 Rev B; 231.310; 231.311 Rev A; Design and Access Statement; Supporting Photo; Flue Details; Timber Screen Details

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; Site Location Plan; 231.100 Rev A; 231.101; 231.120; 231.130; 231.131; 231.200 Rev B; 231.201; 231.300 Rev B; 231.310; 231.311 Rev A; Design and Access Statement: Supporting Photo; Flue Details; Timber Screen Details.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Proposals to relocate the rear garden stair and widen the existing platform to create a rear terrace are considered acceptable in terms of location, scale, materials and design. The proposed terrace largely retains the position of the existing landing, and its adjoining relocated stair, despite its new position, does not obscure any prominent features on the rear elevation of this Grade II Listed building. Constructed from cast iron - and re-using and adapting the component parts of the existing stair, railings and landing - the new stair and terrace use materials entirely sympathetic to the host building, and its setting within the Primrose Hill Conservation Area. Proposals also closely mirror works for new staircases carried out successfully at 29 and 30 Chalcot Square, under permissions 2011/0109P & 2011/0111/L and 2011/4514/L respectively. The scheme includes the provision of a cedar privacy screen, which is also acceptable in design terms, as its slatted form is simple and unobtrusive, and comprising solely timber, its use of materials is complementary to the host building and its wider setting.

The intensified use of the rear platform as a terrace as opposed to merely a landing has the potential to exacerbate overlooking in to the rear garden of 30 Chalcot Gardens, however this would be wholly overcome by the presence of a proposed 1.8m high timber privacy screen. Consequently, no impact to neighbour's amenity is envisaged as a result of these proposals.

One objection was received to the proposals from the Primrose Hill CAAC,

however the grounds for concern were overcome, and the objection withdrawn. The planning history of the site and relevant appeal decisions were 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 section 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 details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 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).
- 3 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



Ed Watson

Director of Culture & Environment