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Application Ref: **2015/3919/L**  
Please ask for: **Darlene Dike**  
Telephone: 020 7974 **1029**

8 December 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**31 Chalcot Square**  
**London**  
**NW1 8YA**

Proposal:  
Relocation of garden stair and associated formation of ground floor rear terrace with timber screen, installation of new kitchen extract flue and internal alterations to relocate kitchen and re-instate door.

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 Listed Building Consent subject to the following condition(s):

#### Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawings referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reason for granting listed building consent.

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. Sitting on the side edge of the rear terrace, as opposed to the boundary wall, the installation of the timber screen would not disturb the setting of the listed building or its curtilage.

Proposals also involve the installation of a kitchen extract flue to the rear elevation at first floor level. The patched brickwork currently in the position of the proposed flue suggests that a previous flue was located in the same spot, and so minimal harm would be caused to the historic fabric of the rear elevation as a result of the new flue's positioning. At a width of 150mm the new flue would have a negligible visual impact on its setting, and so the minor works to install it are deemed

appropriate.

Internal works are also proposed, namely to relocate the kitchen in to the front room area currently occupied by the lounge, and to re-instate an original door in the rear room at ground floor level. Both proposals are welcome as they do not result in the loss of original or otherwise significant historic fabric, and in fact in the case of the re-instated door serve to restore a more traditional plan form.

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 regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 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