

Firstplan

16 CHALCOT SQUARE, NW1 8YA

PROPOSED AMALGAMATION OF
3 DWELLINGS TO 2 AND
ASSOCIATED INTERNAL AND
EXTERNAL ALTERATIONS



**PLANNING
STATEMENT**

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DOCUMENT 1: PHOTOGRAPHS OF SITE AND SURROUNDING AREA



SECTION 1: INTRODUCTION

- 1.1 This Planning Statement has been prepared by Firstplan in support of planning and listed building consent applications for conversion from three flats (1 x 3 bed and 2 x 1 bed) to two flats (1x 3 bed and 1x 1bed), works to front entrance, insertion of two rooflights on front roof slope, installation of rooflight on rear terrace replacement rear fenestration at ground and lower ground floors and internal alterations.
- 1.2 The property is Grade II listed as part of the wider terrace at Nos. 15-19 Chalcot Square, and is located within Primrose Hill Conservation Area. The property is currently split into three flats, including a main family dwelling (3 bed) at lower ground, ground and first floor levels, and two empty 1 bed flats at second and third floor levels.
- 1.3 The proposed conversion to two dwellings will deliver an enhanced living space for the Lewis family, who own the property and live in the 3 bed flat. It will allow the continued restoration of the property to be undertaken including significant heritage benefits such as restoring the original position of the staircase, reinstating the original staircase route as continuous, which is currently broken by a wall at first floor level. The works do not seek to move the staircase but simply reinstate its original route. Indeed, the current proposals represent the latest efforts by the property owner to restore the building to its intended plan form and appearance.
- 1.4 The existing dwellings at second and third floor are in a poor state of repair and the proposals will significantly improve the listed building at these levels.
- 1.5 The proposed 1 bed flat at basement level will provide an improved standard of accommodation compared with one of the existing 1 bed flats as it is larger, includes some outdoor amenity space and its own entrance.
- 1.6 The proposed external alterations, comprising alterations to the front entrance, insertion of two rooflights on front roof slope, installation of a rooflight on rear terrace and replacement rear fenestration on the lower levels, are minor and sympathetic to the listed building and conservation area.
- 1.7 The remaining sections of this report will set out the relevant background information at Section 2, describe the scheme at Section 3, examine the key planning considerations at Section 4, and provide conclusions at Section 5.



SECTION 2: BACKGROUND INFORMATION

a) Site Description

- 2.1 The application site comprises a terraced property located within Chalcot Square. The Square is formed by a number of similar terraces which face Chalcot Square Gardens. The site is located within the Primrose Hill Conservation Area in the London Borough of Camden. It is surrounded in the immediate vicinity by further residential development in all directions.
- 2.2 As previously stated, No.16 forms part of the wider listed terrace at Nos. 15-19 Chalcot Square. The property comprises five stories, within which there are currently three dwellings, two of which lie derelict and unoccupied. The current layout is that the main family dwelling is situated on the lower ground, ground and first floor level, whilst the unoccupied derelict flats are located at second and third floor. The current owner of the property has recently acquired the above derelict flats from the previous owners and intends to restore these areas as part of their ongoing restoration works.
- 2.3 The property has many attractive features, owing both to its individual architecture and to its group setting within the terrace. The building has a visual relationship with neighbouring properties derived from their unified appearance with regard to elevational treatment.
- 2.4 At the rear, the 3 bed family unit has a garden space which is currently accessible from both the lower ground and ground floor level.
- 2.5 Photographs of the site and surrounding area are attached as document 1.

DOCUMENT 1



b) Planning History**i) The Site**

- 2.6 In 1964 planning permission was granted for alterations in connection with the conversion of no.16 Chalcot Square into four self contained units (ref: H10/11/B/3948).
- 2.7 In 2005 planning and listed building consent was granted for the conversion of the basement, ground and first floor from two flats into one maisonette including internal and external alteration such as the removal and installation of internal partition walls and doors, installation of new kitchens, bathrooms and new windows to basement and ground floor rear elevations (ref: 2004/5379/P and 2004/5380/L).
- 2.8 In 2012 listed building consent was granted for internal alterations including reinstatement of a partition wall and formation of a new opening at basement level of existing maisonette (ref: 2012/3443/L).
- 2.9 In 2013 planning and listed building consent was granted for the installation of external staircase at rear to link ground floor terrace to garden. Replacement of windows and doors at lower ground, ground and first floor levels in rear elevation. Installation of gate to front area steps (ref: 2012/6803/P and 2012/6829/L).

ii) The Surrounding Area

- 2.10 There have been a number of applications in the road which have included remodelling of the properties.

18/19 Chalcot Square

- 2.11 In November 1999 planning and listed building consent was granted for conversion of two ground floor flats into a single flat, alterations to windows at rear ground floor level (ref: L9600387R2 and P9600386R2).

2 Chalcot Square

- 2.12 In October 2014 listed building consent was granted for internal alterations at all floor levels, including reinstatement of upper level staircase to the original form and position; alterations to partitioning at 1st, 2nd and 3rd floor levels; alterations to doors; installation of cornices at ground, 1st and 2nd floor levels; installation of



fireplaces; retention of roof and floor strengthening works; and retention of waterproofing membrane at lower ground level (ref: 2014/4847/L).

26 Chalcot Square

- 2.13 In January 2014 planning and listed building consent was granted for conversion of 2no. residential units into 1no. residential unit including alterations to third floor rear windows, installation of 2x rooflights to upper rear roof slope and associated internal alterations (ref: 2013/7724/L and 2013/7655/P).

13 Chalcot Square

- 2.14 In June 2010 listed building consent was granted for internal alterations associated with the conversion of two existing residential flats at first, second and third floor levels to provide a single five bedroom maisonette (ref: 2010/1149/L).

33 Chalcot Square

- 2.15 In May 2010 planning permission and listed building consent was granted for a change of use of 4 residential flats to 2x one bedroom flats at basement level and 1x maisonette on upper floors with associated amendments to an existing rear extension and the erection of a new terrace at rear ground floor level, alterations to doors and windows and boundary treatment to the front and side (ref: 2010/0694/P and 2010/0703/L).

5 Chalcot Square

- 2.16 In January 2008 planning and listed building consent was granted for a change of use from two self contained units to a single dwelling house, together with the erection of a new single storey rear extension (between existing extensions) at basement level, with balcony over at ground floor level, replacement of conservation roof light in rear roofslope, replacement of and new windows and doors and internal alterations (ref: 2007/5955/P and 2007/5957/L).
- 2.17 The above permissions indicate that both the property and surrounding properties have undergone a number of internal reconfigurations historically and that such works have previously been considered acceptable in principle.



SECTION 3: THE SCHEME

3.1 The application is to convert the property from three self-contained dwellings to two, including the associated internal and external alterations. Further details regarding the individual aspects of the proposal are provided below.

a) **Internal Alterations**

i) **Lower Ground Floor**

3.2 At lower ground floor level, a number of alterations to the existing layout are proposed to create a 1 bed self-contained flat within an entrance via the existing steps in the front lightwell. The development will involve the removal of non-original partition walls - leaving original wall nibs and downstands, insertion of additional partitions, and the stopping up of the internal staircase to the ground floor level.

3.3 The self-contained flat will comprise a double bedroom with ensuite, hallway, WC, utility area, living room and kitchen/dining area. It is also proposed that the flat would also have access to a rear garden space. This will be gained by a proposed glass swing door in place of existing non original windows. The rear garden space will be delineated by a fence to separate it from the garden of the three bedroom flat.

ii) **Ground Floor**

3.4 At ground floor level, it is proposed that the existing non-original communal staircase, which is accessed from the communal lobby, is removed to restore the property's entrance hall to its originally intended plan form. Further to this, the existing kitchen wall is to be replaced with a new wall with glazing at the top. Similarly, the existing partition wall in the dining room is also to be replaced by a crittall screen. It is also proposed that the non-original doors allowing access to the garden terrace from the dining area are replaced with a new glazed doorway.

3.5 Within the closet wing, which forms the existing garden room, it is proposed that the existing non-original access is replaced by a fixed picture window.

3.6 Overall, the proposals seek to reinstate features of the original plan form of the ground floor, whilst providing a high quality open plan living space.



iii) First Floor

3.7 Minimal works are proposed at first floor level. A partition wall that currently divides the existing stairwell from the hall is to be removed, reinstating the original stair route and opening up the space. The existing closet extension bathroom is also to be removed and replaced with a new study area, including the removal of a number of non-original partitions.

iv) Second Floor

3.8 At second floor level, it is proposed that the existing entrance to the current 'Flat B' is to be removed, along with the non-original partition walls associated and those situated adjacent to the communal stair. Further to this, existing walls that form the bathroom and kitchen area are to be removed and replaced to create a family bathroom and shower room. Further layout changes are proposed to the existing bedroom and living room areas to create two separate bedrooms, restoring the original dividing wall. Two new fireplace surrounds are also proposed in place of the existing non-original installations, along with replacement floor mounted traditional column radiators throughout.

3.9 There is currently a noticeable level difference due to historic settlement, as detailed in the accompanying Structural Report following an assessment of the building by Morph Structures. In order to level this out and ensure that the space is useable for future occupants, it is proposed that the new timber joists are introduced between the retained existing floor joists to provide support.

v) Third Floor

3.10 It is proposed to alter the existing layout in order to create a master bedroom area with ensuite and dressing room, requiring the removal of some non-original partition walls and restoring the original four room plan. A new fireplace surround of an appropriate style along with replacement floor mounted traditional column radiators are also proposed further to those at floor two.

3.11 At present, the ceiling is in a significant state of disrepair and it is proposed to open the ceiling up above the master bedroom with a rooflight to create a vaulted space. The existing roof timbers will be retained and new plasterboard insulation will be installed.



- 3.12 Within the ensuite, the ceiling will be boxed out to allow light from the roof plane into the ensuite area.
- 3.13 As is the case at second floor level, there is again a noticeable level difference due to historic settlement. Consequently, new timber joists to provide support between retained existing joists is again proposed.

b) External Alterations

i) Rear Elevation

- 3.14 At lower ground floor level, the rear elevation of the single story extension will have its appearance altered through the removal of the existing non-original windows and doors and their replacement with a modern glass swing doors.
- 3.15 At ground floor level, the rear elevation of the building will have its appearance altered through the removal of the existing non original timber and glass pane doors and their replacement with modern double glass doors. Further to this, the existing non original door located within the closet extension will also be replaced by a fixed picture window. Externally to the rear and not readily visible, the floor of the existing terrace is to be altered to include a translucent walk-on roof light serving the proposed lower ground floor dwelling.
- 3.16 Minor refurbishment to the slate roof is also proposed, to carry out repairs to the flashings and slate tiles to stop the current extensive water ingress, and improve the overall condition of the listed building.

ii) Front Elevation

- 3.17 The application proposes minimal alterations to the front elevation. These works include recessing the main entrance and replacement of the front door so it is in line with neighbouring properties and reinstating two glass panes either side of the doorway along with reinstatement of external stone steps to match those at the neighbouring property. It is also proposed that the existing doorway at lower ground floor level is replaced with an appropriately modest panelled door with traditional door furniture in subservience to the primary ground level entrance.
- 3.18 At roof level, it is proposed that two conservation style roof lights are installed to provide natural lighting within the master bedroom and ensuite.



- 3.19 It is also proposed that an existing extract fan located in a sash window at second floor level is removed and made good with a replacement corner glass pane. Adjacent to this, it is also proposed that an existing boiler flue is removed with the surface repaired to match existing render.



SECTION 4: KEY PLANNING CONSIDERATIONS

- 4.1 The Development Plan documents relevant to the consideration of the application proposals comprise the London Plan (2015 consolidated with alterations since 2011); Core Strategy (2010); Development Policies Document (2010); and Camden Site Allocations Plan (2013).
- 4.2 Due to its location within the Primrose Hill Conservation Area, the respective Conservation Area Appraisal (2000) is also relevant to the consideration of the proposal. This is explored in detail within the submitted Heritage Statement.
- 4.3 The National Planning Policy Framework (NPPF) is also a material consideration. The guidance states that at the heart of the planning system, there is a “presumption in favour of sustainable development”, which should be seen as a “golden thread” running through both plan-making and decision taking. The document highlights at paragraph 14 that local planning authorities should positively seek opportunities to meet the development needs of their area, approving development proposals that accord with the development plan without delay.
- 4.4 The Camden Proposals Map confirms that the site is located within the Primrose Hill Conservation Area. The site is not designated under any other policy.
- 4.5 The proposal site is not located within an allocated site and therefore the Camden Site Allocations Plan is not considered further.
- 4.6 The key planning issues to be considered in this policy context are:
1. The principle of the conversion of the property from 3 flats to 2;
 2. Conservation area and design considerations, including proposed internal and external works;
 3. Standard of the proposed accommodation;
 4. Consideration of residential amenity;
 5. Access and Parking;
- 4.7 These issues are considered in turn below.



a) Principle of the Development

4.8 The proposals comprise the amalgamation of three flats to form two. Of the three existing flats, only one is currently occupied due to the level of disrepair that the remaining dwellings have been allowed to reach, prior to the applicant acquiring the properties.

4.9 Policy CS6 concerns the delivery of quality homes. It states that the Council will aim to make full use of Camden's capacity for housing by maximising the supply of additional housing to meet or exceed Camden's targets and by minimising the net loss of existing homes. The policy also states that the Council will seek a diverse range of housing products in the market, including a range of self-contained homes of different sizes and varieties.

4.10 Policy DP2 states that:

'The Council will seek to minimise the loss of housing in the borough by: ...

d) Protecting residential uses from development that would involve a net loss of residential floorspace...

f) Resisting developments that would involve the net loss of two or more homes...'

4.11 The Housing CPG provides further guidance regarding development involving the net loss of homes. The 'Key Messages' state that there will be a general resistance to proposals for redevelopment or conversion of housing that involves the net loss of 2 or more homes.

4.12 In response to the above policies, the proposed development will not lead to a loss of residential floorspace or the net loss of two or more dwellings. Indeed, the proposals seek merely to amalgamate the above ground dwellings whilst creating a new lower ground floor unit, thus resulting in the net loss of one home overall. In this regard, it is important to note that the current state of the two flats on site which are in poor condition. The development would deliver an essential refurbishment of these floors with significant heritage benefits such as removal of the non-original communal staircase.



- 4.13 Additionally, the proposed one bed flat would deliver a higher quality dwelling than the current one bed flats. The two existing one bed flats do not meet the current National technical housing standards (only 40.3sqm and 44sqm which is below the 50sqm requirement). In comparison the proposed one bedroom flat is 75sqm, which is generously above the requirement.
- 4.14 Further to this, the proposed flat would include its own outdoor amenity space, which neither of the existing one bed flats benefit from. The proposed flat would also have its own separate entrance and a higher GIA than that of the existing flats above.
- 4.15 The proposals would therefore accord with the requirements of Policies CS6 and DP2.
- 4.16 Policy DP5 concerns the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes, in accordance with the 'Dwelling Size Priorities Table'. It adds that the Council will expect a mix of large and small homes in residential developments.
- 4.17 The Dwelling Size Priorities Table states that there is a 'lower' priority for 1 bedroom market housing and a 'medium' priority for 3 bedroom market housing. With regard to the proposed dwelling at lower ground floor level, the proposed 1 bed arrangement is considered to offer the best use of the available space, providing spacious living and sleeping areas. At the upper floor levels, the proposals would deliver a dwelling of medium priority, which is considered to make a positive contribution to the housing stock of the borough.
- 4.18 Overall, the principle of the development should be supported. The proposals will deliver significant heritage benefits to the listed property associated with the amalgamation of the upper floors and removing the additional staircase, bringing the property back into its originally intended use and plan form. The two flats provided will be of a higher quality than those which are currently present at the site and ensure that the building remains an attractive and well maintained structure for the foreseeable future.
- 4.19 Consequently, the proposals will deliver a positive improvement to the property which is considered to outweigh the loss of one dwelling. Furthermore, the proposals do not contravene any planning policies within the Development Plan in this capacity and,



would be broadly in accordance with similar proposals within the locality, as demonstrated in the above planning history.

b) Conservation and Design

i) National Planning Policy Framework

4.20 Section 12 of the NPPF sets out guidance in relation to conserving and enhancing the historic environment. Paragraph 131 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

4.21 Paragraph 132 sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

4.22 The viable and intended use of the building is for residential accommodation. The proposals seek to maintain this use and through renovation works, deliver a unit which is immediately available for occupation in addition to the existing occupied dwelling. Further consideration of the significance of the heritage asset, its character and setting has been provided within the accompanying Heritage Statement.

ii) London Plan

4.23 Policy 7.6 of the London Plan requires a high quality of design including the use of appropriate materials and providing spaces which integrate well with the surrounding area. Policy 7.8 confirms that development should identify value, conserve, restore, re-use and incorporate heritage assets, where appropriate. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.



4.24 The proposed development has been designed by HUT, a leading architectural practice in conjunction with advice provided by Turley's heritage consultants. It is considered that this approach is concurrent with the expectations of Policy 7.6. Further to this, a Heritage Statement is provided in line with Policy 7.8.

iii) Local Planning Policy

4.25 Policy CS5 states that the Council will manage the impact of development in part, by protecting and enhancing their environment and heritage.

4.26 Policy CS14 regards the promotion of high quality places and the conservation of heritage. The policy seeks to preserve and enhance Camden's rich and diverse heritage assets and their settings, including listed buildings. The policy also requires high quality design which respects local context and character, with the highest standards of access in all buildings and places.

4.27 The proposals have been designed in accordance with advice received by heritage consultants and as such, it is considered that the scheme put forward is of the highest possible quality both in terms of layout and material choices, in line with the requirements of Policies CS5 and CS14. With specific regard to access, this is discussed in further detail in Section E

4.28 Policy DP24 sets out that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) Character, setting, context and the form and scale of neighbouring buildings;
- b) The character and proportions of the existing building, where alterations and extensions are proposed;
- c) The quality of materials to be used;
- d) The provision of visually interesting frontages at street level;
- e) The appropriate location for building services equipment;
- f) Existing natural features, such as topography and trees;
- g) The provision of appropriate hard and soft landscaping including boundary treatments;



- h) The provision of appropriate amenity space; and
- i) Accessibility.

4.29 Policy DP25 sets out that in order to maintain the character of Camden's conservation areas, the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. In terms of listed buildings, it states that the Council will only grant consent for a change of use or alterations to a listed building where it considers this would not cause harm to the special interest of the building.

4.30 Where appropriate, the range of considerations as set out in Policy DP24 have been fully considered during the design phase of the proposals and, detailed in the supporting documentation for this planning application submission.

4.31 The proposed development would have minimal impact on the character of the Primrose Hill Conservation Area, as discussed in the supporting Heritage Statement. The external works proposed are minor in scale, namely relating to the restoration of the main entrance to the dwelling and the refurbishment of non-original doors and windows to the rear, all of which is considered to further enhance the building.

4.32 The proposal would maintain the existing use of the property for residential accommodation. Further to this, the works proposed are considered to be by and large restorative to the building and its original plan form, removing the non-original communal staircase and realigning a number of internal walls to their originally intended positions. Overall, there will be no harm to the special interest of the building and the proposals accord with Policy DP25.

c) Standard of Proposed Accommodation

4.33 The London Plan has recently been the subject of minor alterations (MALP) regarding its housing quality and design criteria in Policy 3.5. The latest version of Policy 3.5 states that housing developments should be of the highest quality internally, externally and in relation to their context and wider environment. It adds that LDFs should incorporate requirements for accessibility, adaptability and minimum space standards.

4.34 Regarding minimum GIA, the National technical space standards (2015) require:



- 1 bed flats with 2 bed spaces of a single storey design, should have a minimum GIA of 50m² and a built in storage of 1.5m².
- 3 bed flats with 6 bed spaces of a 3 storey design, should have a minimum GIA of 108m² and 2.5m² of built in storage.

4.35 The proposed 1 bed flat has a GIA of 75sqm, whilst the total GIA of the proposed 3 bed flat would be 216sqm. Both dwellings will be larger than the stipulated minimum GIAs and built in storage requirements, in line with Policy 3.5.

4.36 The National standards also confirm that double bedrooms should be 11.5sqm and a single bedroom should be 7.5 sqm. Residential development standards are also set out in the Camden Planning Guidance on Housing (CPG 2) (2011) which includes internal space standards, guidance on layouts, daylight and sunlight. The proposed room sizes meet these standards and provide a good standard of accommodation.

4.37 Policy DP24 requires that all developments provide appropriate amenity space. The proposals include the provision of amenity space as required by Policy DP24. This comprises 105sqm for the 3 bed flat and 15.2sqm for the 1 bed flat. The areas will be separated by a fence to ensure adequate privacy.

d) Neighbouring Amenity

4.38 Policy CS5 states that the Council will manage the impact of growth and development in Camden by protecting and enhancing the amenity and quality of life of local communities. It adds that the Council will protect the amenity of residents by making sure that the impact of developments on their occupiers and neighbours is fully considered and by requiring mitigation measures where necessary.

4.39 Policy DP26 states that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. Factors for consideration will include privacy and noise. Further to this, the policy also requires development to provide an acceptable standard of accommodation and other associated design criteria.

4.40 The proposal does not involve any extensions to the building. It will use the existing space to provide two high quality flats. The proposals will therefore have no adverse impact on the amenity of surrounding residents, in accordance with Policy CS5 and DP26.



e) **Accessibility**

4.41 Policy 3.8 states that 90% of new housing must meet Building Regulation requirement M4 (2) 'accessible and adaptable dwellings', whilst 10% of new housing must meet Building Regulation requirement M4 (3) 'wheelchair user dwellings'.

4.42 Wheelchair access should be applied with some degree of flexibility, in line with Paragraph 3.49A of the MALP consultation draft (May 2015), which states:

'...The Planning Practice Guidance states that Local Plan policies for wheelchair accessible homes should only be applied to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. The Borough should therefore specifically assess the level of need for wheelchair accessible dwellings and identify this in their LDF policies'.

4.43 Policy DP6 states that all housing development should meet lifetime homes standards. 10% of homes developed should either meet wheelchair housing standards, or be easily adapted to meet them.

4.44 Policy DP29 states that the Council will seek to promote fair access, requiring all buildings and places to meet the highest practicable standards of access and inclusion, including the securing of accessible homes.

4.45 The proposed development is supported by a Lifetime Homes Assessment for each dwelling, which shows that the requirements will be met where necessary. Unfortunately in this case wheelchair access is not possible because of the listed status of the building.

e) **Car Parking**

4.46 Policy 6.13 concerns parking provision. It stipulates maximum standards including less than one car parking space for 1-2 bed units and 1.5 spaces for 3 bedroom units. The cycle standards include 1 space for a 1 bed unit and 2 spaces for 3 bed units.

4.47 Policy CS11 promotes sustainable and efficient travel. It states that the Council will minimise provision for private parking in new developments. Policy DP18 regards parking standards and limiting the availability of car parking. Policy DP26 confirms



that facilities for bicycle storage will be a factor considered by the Council in the determination of an application.

- 4.48 Chalcot Square comprises on-street parking only. Given that this has already been considered as acceptable for the previous 3 dwellings, it is anticipated that such provision would be more than sufficient for the current proposals. Further to this, it is considered that the development of cycle storage at the property would not be possible due to the harm it would cause to the historic interest in the building by virtue of the introduction of modern, outdoor secure shelters, which would appear incongruous to the uniform pastel exteriors along the terrace. However, if required some cycle parking could be provided in the rear garden areas with details provided by condition.



SECTION 5: CONCLUSIONS

- 5.1 The application proposes the amalgamation of three dwellings to form two including associated internal and external alterations.
- 5.2 The listed property has been unsympathetically altered in the past when it was divided into flats. The top two flats are in a poor state of repair and do not meet the national space standards.
- 5.3 The application seeks to create a 1 bed flat at lower ground floor level. The dwelling would be capable of accommodating two people and would be of a high quality design. The dwelling would also benefit from a garden area.
- 5.4 The proposals also seek to amalgamate the upper floors to create a large family house which is much more consistent with the original intended use of the property and will provide an enhanced living space.
- 5.5 The proposed alterations seek to restore the property back to its intended plan form as far as possible and represent the latest stage in the applicant's ongoing efforts to ensure that the listed building is maintained and conserved appropriately. The works have been informed by a Heritage Statement undertaken by Turley, which also demonstrates that the development would not have an unacceptable impact on the Primrose Hill Conservation Area.
- 5.6 Overall, the proposals are consistent with the statutory development plan policies, and bearing all of these considerations in mind, we trust that planning permission and listed building consent will be granted.



DOCUMENT 1: PHOTOGRAPHS OF 16 CHALCOT SQUARE

Photograph 1: Front elevation



Photograph 2: View north along Chalcot Square



Photograph 3: View south along Chalcot Square



Photograph 4: View of terrace area to rear



Photograph 5: View of rear elevation

