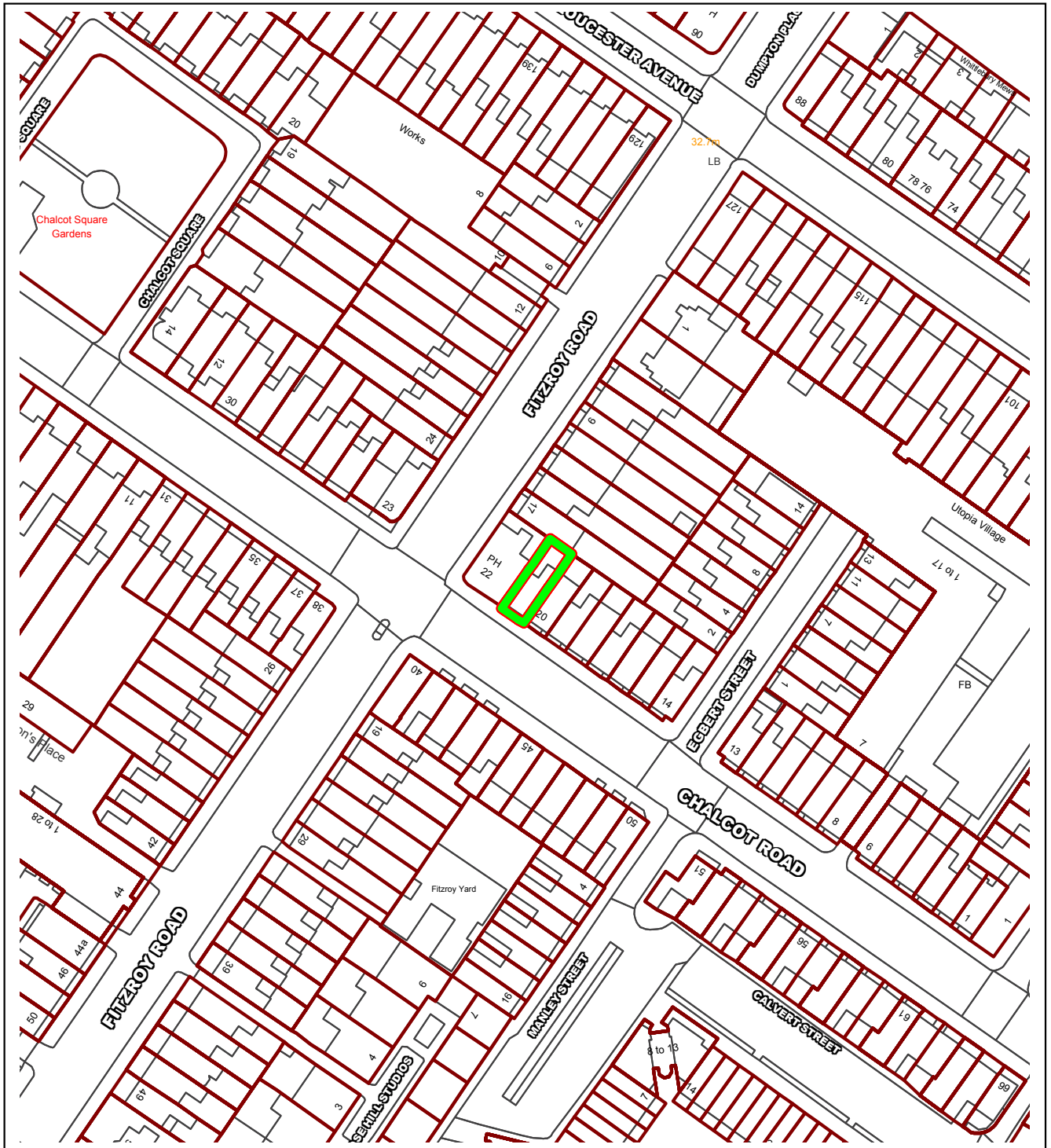


21 Chalcot Road 2015/5092/P



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Photo 1: Front elevation of host property (adjacent to the Princess of Wales pub)



Photo 2: Rear elevation – proposed location of terrace



Photo 3: Rear elevation



Photo 4: Rear elevation looking towards no.20.



Photo 5: View towards the rear



Photo 6: Rear garden of host building



Photo 7: Views of the rear elevation from Fitzroy Road

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	03/11/2015
		N/A / attached		Consultation Expiry Date:	15/10/2015
Officer			Application Number(s)		
Laura Hazelton			2015/5092/P		
Application Address			Drawing Numbers		
21 Chalcot Road London NW1 8LL			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Use of previously approved single storey rear extension as a roof terrace, new door at rear upper ground floor level, and the installation of a glass balustrade.					
Recommendation(s):		Grant planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	10	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>The application was publicised in the local press on 24/09/2015 (expiring 15/10/2015) and a site notice was displayed between 18/09/2015 to 14/10/2015.</p> <p>No objections were received from adjoining neighbours.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Primrose Hill Conservation Area Advisory Committee (CAAC) objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • The provision of a front terrace does not meet Camden's Design Guidance and the railings would be harmful. • Object to the rear first floor extension on the grounds of overlooking, light pollution and the impact on neighbouring daylight levels. <p>Officer response</p> <ul style="list-style-type: none"> • The front terrace was previously approved under planning application reference 2015/2849/P and is therefore not under consideration as part of this application. • The first floor rear extension was considered harmful in terms of its design and impact on neighbours and was therefore removed from the proposal. 					

Site Description

The application site is a three storey plus basement residential property. The host building was previously in use as a 1 x 4 bedroom maisonette with a 1 x 1 bedroom flat at basement level, but planning permission was recently granted for the conversion of the property back into a single dwellinghouse.

The property is located on the northern side of Chalcot Road, just east of the junction with Fitzroy Road. The surrounding area is predominantly residential, but the host building is located adjacent to The Princess of Wales Public House.

The application site is located within the Primrose Hill Conservation Area. The host building is not listed but is described as making a positive contribution to the wider Conservation Area.

Relevant History

23549 - Erection of a first floor rear extension and a change of use to two self-contained flats and a self-contained maisonette, including works of conversion. Granted 27/01/1977.

J10/2/7/25958 - Change of use and works of conversion, including the provision of a metal staircase to give separate access to the front basement and a rear staircase to ground floor level, to provide a self-contained flat and a self-contained maisonette. Granted 15/03/1978.

2015/2849/P - 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). Granted 23/07/2015.

Relevant policies

National Planning Policy Framework 2012

London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy and Development Policies

Core Strategies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Supplementary Planning Guidance

CPG1 - Design 2015

CPG 6 – Amenity 2011

Primrose Hill conservation area statement 2000

Assessment

1.0 Proposal

1.1 Planning permission is sought for:

- The use of the roof of the previously approved single storey rear extension (approved under reference number 2015/2849/P) as a terrace, and the installation of a glass balustrade. The terrace would measure 3.46m deep x 2.5m wide.
- The installation of a new door at rear upper ground floor level to provide access to the new terrace. The new door would be fitted into the aperture of the existing door, but would match the style of the existing windows above.

1.2 Revisions

The proposal originally sought permission for the erection of a first floor rear extension, constructed of glass. However, this was removed at the officer's request following concerns regarding its detailed design, overall bulk, materials and the impact on neighbouring amenity.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact of the proposal on the character of the host property and the wider Primrose Hill Conservation Area); and
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

3.0 Design and Impact on Conservation Area

3.1 Following amendments to the original proposal, the application seeks permission only for the use of the rear extension as a roof terrace, the installation of a glass balustrade, and a new door to provide access to the terrace. The works are considered minor alterations that would be subject to limited private views from the upper floors of surrounding properties. They are not considered to harm the character or appearance of the host property, or the wider Primrose Hill Conservation Area.

3.2 The installation of a glass balustrade is considered acceptable in this location, as many properties in the surrounding area are characterised by glazed rear extensions and details.

3.3 The new door would be fitted into the aperture of the existing door at upper ground floor level (which currently provides access to a small balcony and metal staircase). The door would be constructed of timber, painted white and would match the glazing pattern of the existing windows above, and is therefore considered a complementary addition to the host property.

3.4 Overall, the proposals are therefore considered to preserve the character and appearance of both the host property and wider Primrose Hill Conservation Area.

4.0 Amenity

4.1 The existing two storey closet wing adjacent to the border with no.20 to the south east would prevent overlooking between the host building and this adjoining neighbour. To the south west, a two storey extension has been erected to the rear of The Princess of Wales which would help to protect the privacy of the occupants using the terrace and reduce overlooking of the pub garden.

4.2 To the rear, 17 Fitzroy Road benefits from a rear terrace at first floor level, located only 7.5m away from the proposed terrace. However, as the properties are characterised by small gardens, and are in very close proximity, the proposal is not considered to cause a material increase in overlooking between these neighbours than is already possible between the neighbouring terrace into the garden of the host property.

4.3 As the terrace is set down between a two storey extension to either side, it is not considered to cause any harm the amenity of neighbours in terms of a loss of outlook, daylight or privacy.

5.0 Conclusion

The proposal is considered acceptable in terms of its design and impact on neighbouring amenity. Recommend approval.

DISCLAIMER

Decision route to be decided by nominated members on Monday 23rd November 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

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

Application Ref: **2015/5092/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

16 November 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
21 Chalcot Road
London
NW1 8LL

DECISION

Proposal:

Use of previously approved single storey rear extension as a roof terrace, new door at rear upper ground floor level, and the installation of a glass balustrade.

Drawing Nos: 15013|PL00|001, 15013|PL00|099, 15013|PL00|100, 15013|PL00|101, 15013|PL00|102, 15013|PL00|103, 15013|PL00|104, 15013|PL00|200, 15013|PL00|201, 15013|PL00|300, 15013|PL00|301, 15013|PL20|002, 15013|PL20|099, 15013|PL20|100, 15013|PL20|101 Rev.A, 15013|PL20|102 Rev.A, 15013|PL20|103 Rev.A, 15013|PL20|104, 15013|PL20|200 Rev.B, 15013|PL20|201 Rev.A, 15013|PL20|300 Rev.A, 15013|PL20|301 Rev.A.

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: 15013|PL00|001, 15013|PL00|099, 15013|PL00|100, 15013|PL00|101, 15013|PL00|102, 15013|PL00|103, 15013|PL00|104, 15013|PL00|200, 15013|PL00|201, 15013|PL00|300, 15013|PL00|301, 15013|PL20|002, 15013|PL20|099, 15013|PL20|100, 15013|PL20|101 Rev.A, 15013|PL20|102 Rev.A, 15013|PL20|103 Rev.A, 15013|PL20|104, 15013|PL20|200 Rev.B, 15013|PL20|201 Rev.A, 15013|PL20|300 Rev.A, 15013|PL20|301 Rev.A.

Reason:

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

Informative(s):

- 1 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).
- 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.

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

Director of Culture & Environment

DRAFT

DECISION