

Mr Chris Eaton
Stiff and Trevillion
16 Woodfield Road
London
W9 2BE

Application Ref: **2016/0577/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

21 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
29 Chalcot Square
London
NW1 8YA

Proposal:
Creation of upper ground floor level balcony at rear with black painted metal balustrade and black painted metal staircase to access garden level; lowering of upper ground floor level window cill and replacement of existing sash window with French doors to access new balcony; infill of side facing upper ground floor level opening with matching brickwork

Drawing Nos: 0014 - 0 001; 0014 - 0 002; 0014 - 1 001; 0014 - 1 002; 0014 - 1 003; 0014 - 2 001; 0014 - 2 002; 0014 - 2 003

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 0014 - 0 001; 0014 - 0 002; 0014 - 1 001; 0014 - 1 002; 0014 - 1 003; 0014 - 2 001; 0014 - 2 002; 0014 - 2 003.

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Details including sections at 1:10 of the new door on the rear elevation (the new door should be set back in the reveals to match the existing openings);
 - b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).
 - c) Detailed plans of balustrade including method of fixing to stone.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission

Planning permission and listed building consent were granted in 2011 (planning references 2011/0109/P and 2011/0111/L) for the upper ground floor level balcony, the staircase and the lowering of the rear window cill and French doors; however, the permissions were not implemented and have since expired.

The proposed works are still considered to be acceptable. The balcony and staircase at the rear are considered to be acceptable on the basis that there has previously been a lean-to structure in this position (as demonstrated by the marks on the walls) and other properties in the row also have rear terraces/staircases, albeit smaller (e.g. Nos. 30 and 31).

The lowering of the rear window cill and the replacement of the sash window with French doors would result in a small loss of historic fabric; however, the proposal would not cause undue harm to the architectural or historic interest of the building

and the enlarged opening would match No. 31 Chalcot Square (approved pursuant to planning reference 9470024). Similarly, the infilling of the side-facing door on the closet wing would not cause undue harm to the architectural or historic interest of the building either.

Whilst the rear elevations of Nos. 29-33 Chalcot Square are visible from Berkeley Road, No. 29 is reasonably well screened from public view due to its position at the end of the row and the alterations would not be prominent in views of the host building.

There is unlikely to be a harmful impact on neighbouring properties as a result of the proposal. The proposed balcony would be contained between the closet wings of the host dwelling and the neighbour, which would restrict overlooking. Furthermore an existing high-level trellis on the shared boundary wall would further minimise overlooking into the neighbouring property.

No objections have been raised in relation to the works. The application site's planning history 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 or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013; and considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Redington Froggnal Conservation Area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is 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; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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->

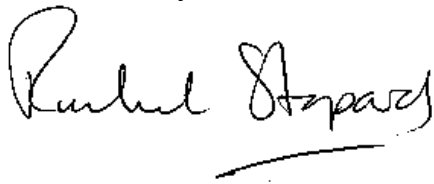
contacts/environment/contact-the-environmental-health-team.en or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment