

Delegated Report		Analysis sheet		Expiry Date:	01/02/2016
(Members Briefing)		N/A / attached		Consultation Expiry Date:	03/03/2016
Officer			Application Number(s)		
Laura Hazelton			(i) 2015/5460/P (ii) 2015/6461/L		
Application Address			Drawing Numbers		
36 Chalcot Crescent London NW1 8YD			Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>i) Demolition of existing of lower ground floor rear extension and erection of replacement lower ground floor rear extension with metal balustrade above to create a terrace, and the replacement of two rear windows at upper ground and first floor level.</p> <p>ii) Demolition of existing lower ground floor rear extension and erection of replacement lower ground floor rear extension with metal balustrade above to create a terrace, lowering of internal ground floor level and the replacement of two rear windows at upper ground and first floor level.</p>					
Recommendation(s):		(i) Grant Planning Permission (ii) Grant Listed Building Consent			
Application Type:		(i) Householder Application (ii) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	14	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>The application was also advertised in the local press between 10/12/2015 and 31/12/2015 and a site notice was displayed between 11/12/2015 and 01/01/2016.</p> <p>No comments have been received from neighbouring occupants.</p>					
CAAC/Local groups* comments: *Please Specify	<p>The Primrose Hill Conservation Area Advisory Committee (CAAC) objected on the following grounds:</p> <ul style="list-style-type: none"> • The development does not harmonise with the original forms of the house. • The drawings do not demonstrate how the extension will sit adjacent to the listed building. The drawings do not demonstrate the benefits claimed. • Object to the light pollution through the rooflight to the roof terrace as well as the major glazed flank walls, which are too close to the boundaries. <p>Officer Response:</p> <ul style="list-style-type: none"> • The development is considered acceptable in principle by virtue of its materials, footprint and detailing; it will be seen clearly as a modern intervention onto the back of the historic building. The proposal has been assessed with an understanding of the significance of the listed building and it is considered that it would not harm its significance. • Additional detailed plans were provided by the applicant to demonstrate the junction between the modern materials of the proposed extension and the historic fabric of the rear elevation of the listed building and the Council's Conservation Officer is satisfied with the proposals. • Although the proposed extension is predominantly glazed, the existing high boundary walls and trellis would help to prevent light overspill between the properties. The proposed extension is of a similar footprint and distance from the boundary walls than the existing extension (which features a large proportion of glazing to the rear), and therefore is not considered to cause any additional harm than the current situation. 					

Site Description

The application building is a 3 storey terrace property with basement and added mansard roof extension. The property is Grade II listed and is situated within the Primrose Hill Conservation Area, dating from c.1855.

The property is located on the north east side of Chalcot Crescent in a predominantly residential area.

Relevant History

2015/3554/P & 2015/3922/L - Replacement of existing sash window at rear ground floor level with French doors. Internal alterations at ground, 1st, 2nd and 3rd floor levels. Granted 18/11/2015.

2007/2760/L - Internal alterations to existing basement kitchen and dining room, blocking up of window to side elevation of rear extension and provision of en suite bathroom at 3rd floor level to dwelling house (C3). Granted 24/07/2007.

2005/5163/L - Internal alterations including blocking up the existing doorway in first floor bedroom and forming new opening, re-using existing door and architrave. Granted 12/01/2006.

2005/3431/L - Internal alterations including alterations to partitioning to bathrooms at first and second floor levels and installation of a new partition to stair at basement level. Granted 26/10/2005.

9003288 - Erection of front portico erection of lower ground floor rear extension with balcony above. Granted 25/10/1990.

9070454 - Erection of front portico erection of lower ground floor rear extension with balcony above and internal alterations. Granted 25/10/1990.

Neighbouring History

35 Chalcot Crescent

2004/2203/P - Planning permission for a modern extension to the rear of the property with skylights and curved glazed element granted 16/07/2004.

2010/2252/P - planning permission for a two storey modern rear glass extension clad in copper and visible from the public realm granted 12/07/2010

37 Chalcot Crescent

2004/3247/P - Planning permission for a single storey glazed modern rear extension at basement level with skylights granted 07/10/2004.

3 Chalcot Crescent

2007/4990/P - Planning permission for a large modern glazed extension to the rear granted 27/11/2007.

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 demolition of the existing lower ground floor rear extension (measuring 2.65m high, 5.54m wide, 2.86m deep) and the construction of a new extension measuring 2.87m high, 3.34m deep and 5.32m wide. The extension would be predominantly glazed with a bronze frame.
- The replacement of 2 x non-original rear windows at upper ground and first floor level with 2 x white painted timber sash windows to reinstate the original fenestration pattern.
- Removal of the white render to rear façade at basement level to re-expose the original brickwork.
- Creation of roof terrace above the rear extension with black railings to replace the existing terrace area.
- Lowering of the basement floor by approximately 300mm.

1.2 Revisions

The proposal originally sought permission for a glass balustrade surrounding the roof terrace. However, this was replaced with traditional black metal railings at officer's request.

2.0 Assessment

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

- Design (the impact of the proposal on the special interest of the host Listed Building and the character and appearance of the 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 Policy CS14 aims to ensure the highest design standards from developments. Policy DP24 also states that the Council will require all development, including alterations and extensions to be of the highest standard of design and to respect the character, setting, form and scale of the neighbouring properties as well as the character and proportions of the existing building. Policy DP25 seeks to preserve and enhance the character and appearance of conservation areas.

3.2 CPG1 (Design) provides further guidance relating to extensions, alterations and conservatories (chapter 4) and emphasises that alterations should always take into account the character and design of the property and its surroundings; windows, doors and materials should complement the existing building; and rear extensions should be secondary to the building being extended.

3.3 The guidance also emphasises that consideration should be given to the detailed design of balconies and terraces to reduce the impact on the existing elevation; materials and colours should

match the existing elevation; and setbacks should be used to minimise overlooking.

3.4 The proposal includes the demolition of the existing rear extension (approved and constructed in the 1990s) and its replacement with a more modern glazed extension with bronze cladding. The extension would be of an almost identical scale and volume to the existing extension, whilst its contemporary appearance would help to define and differentiate the new development, complementing the special interest of the original listed building.

3.5 The removal of the modern white rendering to re-expose the original brickwork at the rear façade at basement level would improve the appearance of the rear elevation and reinstate the original historic features and is considered acceptable.

3.6 Although the basement layout and rear façade have changed fundamentally over the years since 1968, the size of the existing opening between the main building and the rear extension would remain the same, which would ensure no further loss of historic fabric. The basement floor would be lowered by approximately 30cm. As the floor has previously been raised to accommodate new flooring and underfloor heating, the development would not involve the loss of historic fabric and would not impact on the original foundations of the building.

3.7 The installation of black metal railings surrounding the roof terrace is considered acceptable. They would be similar to the existing railings and would be complementary to both the host building and similar development to the rear elevations of neighbouring buildings.

3.8 The alterations to the rear staircase windows at upper ground and first floor level would be a minor intervention that would help to restore the original fenestration pattern of the rear elevation. The existing windows are non-original and the replacements would reinstate the original detailing, fitted into the existing window openings.

3.9 The proposed development is considered to be acceptable in principle by virtue of its materials, footprint and detailing. It would be clearly seen as a modern intervention onto the back of the historic building. The proposal has been assessed with an understanding of the significance of the listed building and it is considered that it would not harm its significance. The Council's Conservation Officer has assessed the proposals and considered the works appropriate.

4.0 Amenity

4.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides further specific guidance with regards to privacy and outlook.

4.2 The roof terrace would be replacing an existing terrace in the same position and would be of a similar size. The proposal therefore is not considered to cause any additional impact on the amenity of neighbouring occupiers in terms of a loss of privacy than the existing situation. Similarly, the development would not impact on the existing daylight/sunlight levels or outlook from neighbouring properties as the extension would be of a similar height and footprint to the existing extension.

4.3 Although the proposed extension is largely glazed, it is not considered to cause harm to neighbouring amenity in terms of a loss of privacy due to the existing boundary fences and trellis which would restrict views between the extension and neighbouring properties.

5.0 Recommendation

5.1 Grant planning permission and Listed Building Consent.

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 29th March. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.