

SITE: 11 Chalcot Road, Primrose Hill, London, NW1 8LH

PLANNING REFERENCE NUMBER: 2016/0940/P CAMDEN COUNCIL

AGENT: Flowitt Architects Llp

APPEAL STATEMENT BY AGENT

We, Flowitt Architects Llp, who are the agents for planning application 2016/0940/P, at 11 Chalcot Road, Primrose Hill, London NW1 8LH, wish to appeal the planning decision of Camden Council, on the following grounds.

It has been stated, by Camden Council, that the proposals are contrary to policy CS14 (promoting high quality places and conserving our heritage), and contrary to DP24 and DP25 of the local development framework development policies.

We believe there will be no adverse effect on the skyline, nor any great effect on the appearance of the building nor the surrounding street scene. The proposed additions are minimal and in fact are almost identical to front and rear dormer extensions already implemented at no. 13 Chalcot Road; this sets a precedents for this type of development.

Furthermore and to strengthen our case, we were, during the planning application process, referred to the following documents by the planning officer Oluwaseyi Enirayetan. The first document is an extract from Section 5 of the CPG which specifically refers to roofs, terraces and balconies.

The document states that roof extensions are likely to be acceptable where “there is an established form of roof addition”, which there is with the neighbour’s similar implemented roof additions, both front and rear.

The planning officer also referred us to the Primrose Hill Conservation Area Statement and specifically paragraph PH18 on page 31 as a firm reason as to why to proposal is not acceptable.

This paragraph states that the roof extensions must not be detrimental to the form and character of the existing building and also the implementation of this proposal will not upset the balance of the roofs.

Furthermore paragraph PH19 of the same document states specific properties that development will not be accepted upon, for the reasons set out in paragraph PH18; 11 Chalcot Road is not listed in this document.

For the reasons above I trust the planning decision will be overturned at appeal.

Regards

Flowitt Architects Llp.