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**Conservation Area Advisory Committee**

Advisory Committee	Primrose Hill
Application ref	2016/3424/P
Address	38 Chalcot Road London NW1 8LP
Planning Officer	Obote Hope
Comments by	04 Aug 2016
Proposal	<p>Removal of condition 4 of planning permission 2016/3424/P allowed on appeal on 16/06/2016 for: (Change of use of lower ground and part ground floor from retail and ancillary storage/workshop (Class A1) to residential use (Class C3) to create an enlarged single dwellinghouse, erection of single storey rear extension at lower ground level with associated works to ground floor front facade. works affecting the existing tiling at ground floor level of the building's front elevation). Namely, for the replacement of the tiles with moulded wood.</p>
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>20 July 2016</p> <p>38 Chalcot Road NW1 8LP2016/3424/P</p> <p>Strong objection.</p> <p>1. We note that the shopfront at no 38 Chalcot Road is acknowledged in the Primrose Hill conservation area statement p. 26 as a shopfront of merit, and of townscape merit. This is reinforced by the general policy guidance at PH10 which states "In all cases existing/original architectural features and detailing characteristic of the conservation area should be retained ...". The tiles which are subject to the application are of special significance to the building, which is a prominent shopfront in the conservation area. Their loss would neither preserve nor</p>

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enhance the character and appearance of the conservation area. This was accepted when application 2016/3424/P was approved with the condition applying to the tiles.

2. We note that the application is essentially based on a technical assessment of the difficulty of repairing/ restoring the tiles. We are not persuaded by this assessment which cites no specialist expertise in this particular type of work.

3. We note on both the significance and the technical issues, that the Planning Inspector's decision dismissing the appeal at 1 Edis Street (APP/X5210/A/13/2203853) decided 3 January 2014 is relevant. This appeal similarly sought the replacement of tiles on the main elevations on the grounds of technical problems. The Inspector noted that at 1 Edis Street "Whilst I noted that there were signs of damage and repair to some tiles, there were sufficient numbers in good enough condition to determine the overall pattern and the association of the tiles with its former use as a pub." This is similarly true at 38 Chalcot Road, where a conservation approach to repair is feasible, and would enable the tiles to continue to contribute to the character and appearance of the conservation area.

4. The proposal would neither preserve nor enhance the character or appearance of the conservation area in this prominent position.

Richard Simpson FSA  
Chair

**Documents attached**

No details entered

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