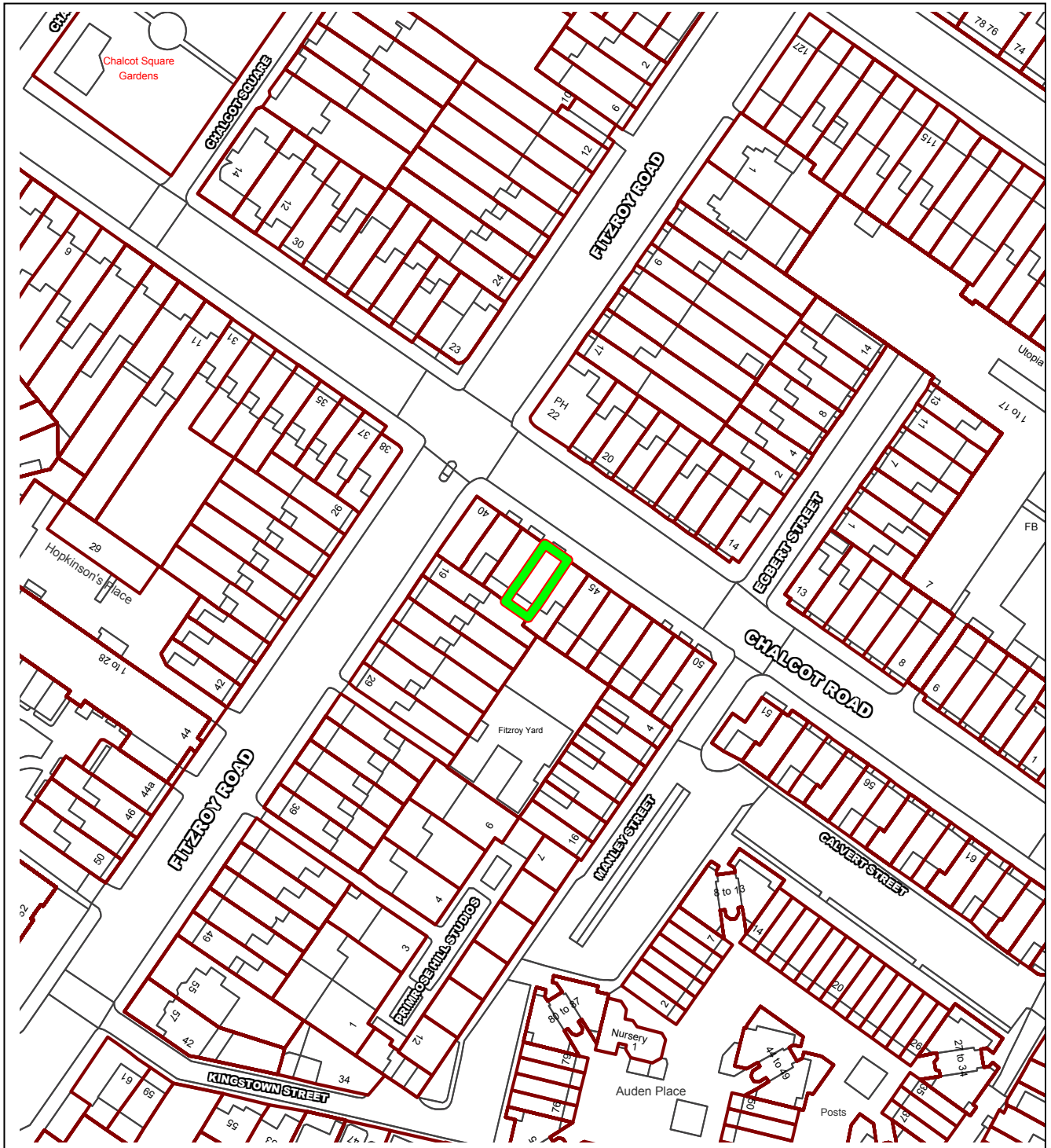


2016/0241/P - 43 Chalcot Road



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Photos



Front elevation



View along terrace



View along terrace



View from Fitzroy Road along rear of terrace



Existing roof terrace (looking east)



Existing roof terrace (looking west)

Delegated Report		Analysis sheet		Expiry Date:	11/03/2016
(Members Briefing)		N/A / attached		Consultation Expiry Date:	03/03/2016
Officer			Application Number(s)		
Kate Phillips			2016/0241/P		
Application Address			Drawing Numbers		
43 Chalcot Road London NW1 8LS			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Mansard roof extension; 1st floor rear extension with 2nd floor roof terrace above; conversion of 1x 3-bed self-contained flat to create 1x 1-bed self-contained flat and 1x 2-bed self-contained flat					
Recommendation(s):		Grant Conditional Planning Permission Subject to a Section 106 Legal Agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	9	No. of responses	0	No. of objections	0
Summary of consultation responses:	<p>A site notice was displayed on 10/02/2016 (consultation end date 02/03/2016) and a notice was displayed in the local press on 11/02/2016 (consultation end date 03/03/2016).</p> <p>No comments have been received.</p>					
Primrose Hill CAAC	<p>In response to the original set of plans, an objection was received, on the following grounds:</p> <ul style="list-style-type: none"> • The roof extension is acceptable if it follows the pattern approved at Nos. 42 and 44. • There is a change of level between Nos. 43 and 44 – the ‘step’ should be respected as part of the historic character of the terrace (there should be a step down between the roofs) • The front mansard is too close to the front parapet – it should be set back behind a full valley gutter behind the parapet • At the rear, the roof should not have dormers but should have conservation rooflights • The full width roof terrace would involve a loss of amenity to neighbouring properties <p>Officer comment:</p> <p><i>Please see sections 5 and 6 of the officer’s report below. The ‘step’ between the front parapet walls at Nos. 43 and 44 would be retained; however, the mansard roof would be the same height as the approved mansards at Nos. 42 and 44. Insofar as this would not be discernible from street level, this is considered to be acceptable.</i></p>					

Site Description

The application site is a mid-terrace, three storey building (above basement) on the southern side of the road, with a retail unit at ground level and residential accommodation above (1x 3-bed flat).

The application site is within the Primrose Hill Conservation Area. Nos. 1-66 Chalcot Road are identified in the Primrose Hill Conservation Area Statement (2000) as making a positive contribution to the character and appearance of the area; and the shopfront at No. 43 is identified as a Shopfront of Merit.

Relevant History

43 Chalcot Road

2008/1072/P - Retention of alterations including the enlargement of the front lightwell, installation of metal railings and stairs, and installation of new window to the retail store (Class A1). - Granted 03-06-2008

8701172 - Erection of a basement and ground-floor rear extension for use in connection with the existing shop and formation of a roof terrace over - Granted 28-01-1988.

8770201 - Demolition of rear extension on a non-listed building within the Primrose Hill Conservation Area – Granted 28-01-1988.

23415 - Change of use of the basement and ground floors from shop to residential, alterations to the front elevation and the formation of a self-contained maisonette on the first/second floors - Refusal 15-11-1976

42 Chalcot Road

2015/4478/P - Erection of a mansard roof extension to provide additional habitable space. – Granted 03/11/2015.

2003/1187/P - Erection of a two-storey rear extension to provide extra living accommodation for lower ground floor flat and increased floorspace for shop at ground floor, plus installation of new shop front and opening up of lightwell to provide stair access to self-contained flat below. – Granted 13/11/2003.

44 Chalcot Road

2016/0359/P - Replacement of rear window with door and installation of metal staircase from first floor level to flat roof in association with new roof terrace with railings and privacy screens. – Granted 20/04/2016.

2014/7681/P - Mansard roof extension and a rear Juliet balcony with metal balustrade. – Granted 29/10/2015.

2013/1986/P - Change of use of rear part of basement and ground floor from retail (Class A1) to residential (Class C3) and retention of retail (Class A1) to front ground floor and basement together with alterations to fenestration at basement level on rear elevation. - Granted Subject to a Section 106 Legal Agreement 29/07/2013.

2008/1415/P - Change of use, conversion and extension of the residential unit in the basement,

existing shop at ground level (Class A1) and residential unit above to form a smaller shop unit at ground and basement level (front), 2 x flats at ground and basement level (rear), and an additional 2 x self-contained residential units above; incorporating the erection of an additional floor at roof level, a two storey infill extension at rear lower ground and ground floor and a first floor rear extension. – refused 31/03/2009.

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS11 Promoting sustainable and efficient travel

CS14 Promoting high quality places and conserving our heritage

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP16 The transport implications of development

DP18 Parking standards and limiting the availability of car parking

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 Design (2013)

CPG2 Housing (2015)

CPG6 Amenity (2011)

CPG7 Transport (2011)

Primrose Hill Conservation Area Statement (December 2000)

Assessment

1. Proposal

- 1.1. This application seeks planning permission for the following works:
- Mansard roof extension
 - 1st floor rear extension (with 2nd floor roof terrace above)
 - Conversion of 1x 3-bed self-contained flat to create 1x 1-bed self-contained flat and 1x 2-bed self-contained flat
- 1.2. The proposed mansard roof would measure 2.8 metres tall and would be constructed with natural slate tiles with timber sash windows and doors. The chimney would be built up with London stock bricks to match the existing. The front elevation of the mansard roof would feature 2x timber sash windows and the rear elevation would feature 1x timber sash window and 1x timber framed door, with a Juliet balcony (metal railings).
- 1.3. The proposed first floor rear extension would measure 4 metres tall (above the level of the existing upper ground floor rear roof terrace) and it would measure 3 metres wide. It would extend out from the rear elevation of the host building by 1.8 metres.
- 1.4. The proposed second floor roof terrace would measure 2.4 metres by 1.75 metres (internally).
- 1.5. The proposed 1-bed flat (at first floor level) would measure 39.13sqm; and the proposed 2-bed flat (at second and third floor levels) would measure 69sqm.
- 1.6. The existing first floor roof terrace would continue to be accessed from the main staircase (which would be part of the communal area for the 2 flats).

2. Amendments

- 2.1. The following revisions have been made to the plans during the course of the application:
- Reduction in width of proposed rear extension
 - Balustrading changed from glass to metal railings
 - No change in height of existing rear extension
 - Alterations to fenestration

3. The principle of development

- 3.1. The proposal involves the conversion of 1x 3-bed flat (approx. 70sqm) to 1x 1-bed flat (approx. 39sqm) and 1x 2-bed (approx. 69sqm). The proposal fails to meet the priorities set out in the Dwelling Size Priorities Table (Policy DP5), insofar as it would result in a net gain of a 1-bed unit (lowest priority); however, the provision of a 2-bed unit (very high priority) is welcomed; and insofar as housing is a key priority of the LDF, the creation of an additional residential unit is welcomed.

4. Living standards of future occupiers

- 4.1. The Government's current technical housing standards require a 1-bed-1-person unit to provide 39sqm of floor space and a 1-bed-2-person unit to provide 50sqm of floor space. The proposed 1-bed unit would provide approx. 39sqm of floor space, which is below the recommended 50sqm for a 2-person unit (the technical standards note that a single bedroom should have a floor area of at least 7.5sqm and a double room should be 11.5sqm and therefore this is classed as a 2-person unit). However, revised plans have been received

during the course of the application to reduce the size of the proposed rear extension (for aesthetic reasons) and it is not possible to achieve the required unit size at first floor level, without causing visual harm to the Primrose Hill Conservation Area. On balance, the size of the first floor unit is considered to be acceptable, particularly because the unit provides an acceptable standard of residential accommodation otherwise.

- 4.2. The technical standards require a 2-bed-3-person-2-storey dwelling to provide 70sqm of floor space, which is nearly achieved for the 2nd and 3rd floor level flat (69sqm), which is considered to be acceptable.
- 4.3. It is considered that the proposed new dwellings would each provide a good standard of residential accommodation in terms of layout; space and room sizes; storage and utility spaces; daylight and sunlight; privacy and security; and noise. Each unit would be dual-aspect and each would have access to outdoor amenity space, which is welcomed. The access to the main rear roof terrace would be from the communal stair case (as it is now). It would be up to future occupiers to decide who has access to the roof terrace.
- 4.4. A planning condition is suggested to require the submission and approval of details of sound insulation measures, prior to the commencement of development.

5. Heritage and design considerations

- 5.1. The application site is located within the Primrose Hill Conservation Area, wherein the Council has a statutory duty, under Section 72 (Conservation Areas) of The Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. Nos. 1-66 Chalcot Road are identified in the Primrose Hill Conservation Area Statement (PHCAS) as making a positive contribution to the character and appearance of the area.
- 5.2. Policy PH19 of the PHCAS notes that roof extensions and alterations which change the shape and form of the roof are unlikely to be acceptable at a number of properties in the conservation area, including Nos. 40-45 Chalcot Road. However, mansard roofs have been given planning permission at Nos. 42 and 44 Chalcot Road (after the publication of the conservation area statement), and the proposed mansard roof would match in size, design and external appearance the approved mansard roofs at these properties. Whilst the front roof slope would not be separated from the parapet wall by a substantial gutter, the separation distance would be similar to the approved scheme at No. 42, and is considered to be acceptable.
- 5.3. The front timber sash windows would align with openings on the lower floors, which is considered to be acceptable. At the rear, there would be 1x timber sash window and 1x timber framed door with a Juliet balcony. Whilst CPG1 guides that, normally, conservation style roof lights are more appropriate at the rear of mansards on buildings with a valley roof, in this case, the proposed design with a 70 degree pitch would match the approved schemes at Nos. 42 and 44, which is considered to be acceptable in terms of consistency. Furthermore, revised plans have been received during the course of the application so that the Juliet balcony would feature black painted metal railings rather than glazing, which is welcomed in design terms.
- 5.4. The proposed first floor rear extension has been reduced in size during the course of the application due to concerns about its size, and the fact that views of the rear of the terrace are available from Fitzroy Road and a full width extension would disrupt the pattern of extensions at the rear of the terrace. Originally, a full-width rear extension was proposed; however, the revised plans show that the extension would measure 3 metres wide and would extend out from the rear elevation of the host building by 1.8 metres.

5.5. Following the revisions, it is considered that the extension would appear subordinate to the main building in terms of location, form, scale, dimensions and detailing, and it is considered that it would respect and preserve the original design and proportions of the building, including its architectural period and style. Furthermore, the proposed extension would be at least one full storey below the eaves level, as recommended by CPG1.

5.6. The proposed second floor roof terrace above would feature black metal railings, set in slightly from the edge. These have been changed from glazing, which is welcomed. Planning permission has been granted for a first floor rear extension with roof terrace above at No. 41 Chalcot Road (albeit at a slightly lower height due to the relative position of the extension on the building), and therefore it is not considered that the proposed roof terrace at this level would detract from the character and appearance of the rear of the terrace.

5.7. Overall, it is considered that the proposed works would be in keeping with the character and appearance of the host building and it is considered that the proposal would preserve and enhance the character and appearance of the Primrose Hill Conservation Area.

6. Impact on the residential amenity of nearby and neighbouring residential properties / adjacent land uses

6.1. It is not considered that the proposal would cause undue harm to the visual and residential amenities of nearby and neighbouring residential properties by way of visual privacy and overlooking, overshadowing or outlook or sunlight/daylight.

6.2. The proposed mansard roof would match the approved mansard roofs at the immediate adjacent properties and is therefore unlikely to pose a problem.

6.3. The proposed rear extension would only extend out from the original rear building line by 1.8 metres, and therefore is unlikely to harmfully impact on adjacent windows at the neighbouring properties.

6.4. Whilst a roof terrace would be created at 2nd floor level (to serve the 2-bed flat) the terrace itself would only measure 4.2sqm. There is already a relatively high degree of overlooking between properties at the rear and planning permission has been granted for a first floor rear extension with roof terrace above at No. 41 Chalcot Road (albeit at a slightly lower relative height). On balance, the impact of the proposed roof terrace is not considered to be so severe as to warrant a refusal of the application on this basis.

7. Transport considerations

7.1. The application site has a Public Transport Accessibility Level (PTAL) of 2 and is within the Primrose Hill controlled parking zone (CA-J CPZ). Policy DP18 expects development to be car free in CPZ's that are easily accessible by public transport. This permission is therefore subject to a legal agreement to ensure the newly created dwellings will be car free.

7.2. Whilst there is no provision for cycle parking provision, the constraints of the site do not allow for this and so the proposal is considered to be acceptable in this regard.

Recommendation: Grant Conditional Planning Permission Subject to a Section 106 Legal Agreement

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 22nd August 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Solid Geometry Ltd
Unit 2, 219 Long Lane
London
SE1 4PR

Application Ref: **2016/0241/P**

18 August 2016

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
43 Chalcot Road
London
NW1 8LS

Proposal:
Mansard roof extension; 1st floor rear extension with 2nd floor roof terrace above;
conversion of 1x 3-bed self-contained flat to create 1x 1-bed self-contained flat and 1x 2-
bed self-contained flat

DECISION
Drawing Nos: 00224/E002 Rev 01; 00224/E100; 00224/E101 Rev 01; 00224/E102 Rev 01;
00224/E103 Rev 01; 00224/E201 Rev 01; 00224/E202 Rev 03; 00224/E301 Rev 02;
00224/P101 Rev 03; 00224/P102 Rev 03; 00224/P103 Rev 01; Design & Access
Statement (Dated July 2016)

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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: 00224/E002 Rev 01; 00224/E100; 00224/E101 Rev 01; 00224/E102 Rev 01; 00224/E103 Rev 01; 00224/E201 Rev 01; 00224/E202 Rev 03; 00224/E301 Rev 02; 00224/P101 Rev 03; 00224/P102 Rev 03; 00224/P103 Rev 01; Design & Access Statement (Dated July 2016).

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

- 3 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.

- 4 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ [and $L_{nT,w}$] of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely [eg. living room and kitchen above bedroom of separate dwelling]. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP28 of the London Borough of Camden Local Development Framework Development Policies.

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.

- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 4 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

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.

Yours faithfully

Supporting Communities Directorate