



**Emergent Design Studios**  
Architecture & Design

51 Calthorpe Street, London WC1X 0HH  
+44 (0)20 7713 0056 | [info@ed-studios.com](mailto:info@ed-studios.com)

**London Borough of  
Camden  
Planning Department**  
Town Hall  
Argyle Street  
London WC1H 8ND

**Householder Planning  
and Listed  
Building Consent  
Application**

**Cover Letter**

**6 Chalcot Crescent  
London NW1 8YD**

Date: 27/06/2017

Pages: 01/03

Ref.: 002\_CC\_LBC\_CL

Dear Sir/Madam,

**Householder Planning & Listed Building Consent Application - Proposed alteration and extension of the basement level, replacement of existing timber balcony and staircase, enlargement of rear window at basement level, and addition to front door under entrance steps at 6 Chalcot Crescent, London NW1 8YD.**

We write on behalf of our client to submit an application for a Householder Planning & Listed Building Consent with respect to a proposal to alter and extend the basement level and replace the balcony and staircase to the rear of the existing building.

### **Background**

6 Chalcot Crescent, a 4-storey terraced house, 3 storeys and basement was erected by J. Burden in c. 1850. The building is Grade II listed (1974) and located in the Primrose Hill Conservation Area in the London Borough of Camden (LBC).

The latest listed building consent granted for the house was in 1994, when the property was subdivided into a basement flat and maisonette on ground, first and second levels. Unauthorised alterations were carried out to the property prior to acquisition by the present owners in 2006.

Pre-application advice was received from the assigned London Borough of Camden's conservation and planning officers on 11 May 2017 (ref. 2017/1520/PRE - 6 Chalcot Crescent), as reflected in the proposals and application. The advice received suggested filing a Lawful Development Certificate (Existing) to regularise change of use as a single family dwelling (Class C3), now approved (Ref. 2017/3225/P), to be followed by this submission for Householder Planning and Listed Building Consent.

### **The proposals**

- Householder Planning and Listed Building Consent is sought with respect to the proposal to alter and extend the basement level and replace the balcony and staircase to the rear of the existing building.



**London Borough of  
Camden  
Planning Department**  
Town Hall  
Argyle Street  
London WC1H 8ND

**Householder Planning  
and Listed  
Building Consent  
Application**

**Cover Letter**

**6 Chalcot Crescent  
London NW1 8YD**

Date: 27/06/2017

Pages: 02/03

Ref.: 002\_CC\_LBC\_CL

### **The proposals** *(continued)*

- An enlargement of the rear closet extension window is proposed. A new timber door is proposed under the entrance steps.
- The applicants are keen to receive consent of the proposals and also seek to regularise unauthorised alterations that were made to the building prior to acquisition in 2006 through a Lawful Development Certificate.

### **Key benefits of the proposals**

- Replacing a previously permitted timber balcony with a smaller balcony that is more in line with the style of the building;
- Environmental improvement of the amenity of the property at basement and ground floor levels by improving natural light & ventilation and access to the garden, provided by contemporary sustainable and heritage sensitive design & construction;
- A high quality design which improves the appearance of the building through its innovative use of materials and solid and void elements.
- Regularisation of alterations made after 1994, prior to the acquisition by the present owners in 2006;

### **Information submitted**

Please find under the cover of this letter the following documentation, which together comprises our submission for Householder Planning & Listed Building Consent:

- Design & Access Statement by Emergent Design Studios;
- Heritage Impact Assessment by Michael Copeman BA MSc IHBC;
- Drawing Set illustrating the proposals;



**Emergent Design Studios**  
Architecture & Design

51 Calthorpe Street, London WC1X 0HH  
+44 (0)20 7713 0056 | [info@ed-studios.com](mailto:info@ed-studios.com)

**London Borough of  
Camden  
Planning Department**  
Town Hall  
Argyle Street  
London WC1H 8ND

**Householder Planning  
and Listed  
Building Consent  
Application**

**Cover Letter**

**6 Chalcot Crescent  
London NW1 8YD**

Date: 27/06/2017

Pages: 03/03

Ref.: 002\_CC\_LBC\_CL

We trust the above and attached documentation is sufficient to enable this submission to be registered, and we look forward to discussing these proposals with you further as necessary.

Should you require any further details in respect of this planning application please contact us on 020 7713 0056.

Yours faithfully,

---

**Marco Ortiz RIBA ARB**  
Director  
Emergent Design Studios