

5 Chalcot Gardens, London NW3 4YB



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5 Chalcot Gardens – Photographs



Rear view



View towards no. 4



Birds eye view from the rear (bing.com)



Birds eye view from the front (bing.com)

Delegated Report		Analysis sheet		Expiry Date:		31/01/2018	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		11/01/2018	
Officer				Application Number(s)			
Thomas Sild				2017/6757/P, 2017/6644/P			
Application Address				Drawing Numbers			
5 Chalcot Gardens LONDON NW3 4YB				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a single storey rear extension at lower ground floor level (2017/6757/P).							
Recommendation(s):		Grant conditional planning permission					
Application Types:		Householder Planning Permission					
Proposal(s)							
Erection of dormer roof extensions to front, rear and side roof slopes (2017/6644/P)							
Recommendation(s):		Grant conditional planning permission					
Application Types:		Householder Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	Site Notices	3	No. of responses	02	No. of objections	02
			No. Electronic	02		
Summary of consultation responses:	<p><u>Objection on behalf of 2/6 Chalcot Gardens to 2017/6757/P (rear extension)</u></p> <ul style="list-style-type: none"> • Application has not been advertised on the street, residents have not had time to consider the impact • Extension size is excessive <p><i>Officer response:</i></p> <ul style="list-style-type: none"> • Site notices are recorded as being affixed at both the front and rear of the property. The site notices at the front were observed during the case officer's site visit as being on display, attached to a lamp post close to no. 5. • The extension size has been reduced in both depth and height and is now considered acceptable in relation to the scale of the property and the surrounding context <p><u>Garden Flat. 6 Chalcot Gardens – objection to rear extension (2017/6757/P)</u></p> <ul style="list-style-type: none"> • True height of the roof is not clear • Concerns about possible roof terrace across the extension roof • Boundary wall is significant to the conservation area <p><i>Officer response</i></p> <ul style="list-style-type: none"> • The site visit confirmed that the ground levels shown on plans were accurate • An enlarged roof terrace has not been included as part of these plans. The proposals maintain the existing balcony area, now to sit directly on the extension roof. To safeguard the amenity of this neighbour, a planning condition will be included to limit the use of the remainder of the roof to maintenance purposes only. • The extension will see the rebuilding and alteration to around 4m of the boundary wall. The boundary wall to the remainder of these long gardens will not be affected and on balance it is not considered that this aspect of the proposal will result in unacceptable harm to the conservation area. <p><u>Flat 4, 6 Chalcot Gardens to roof extension 2017/6644/P</u></p> <ul style="list-style-type: none"> • No dimensions or indication of construction work • Impact of having a bathroom in the loft space <p><i>Officer response</i></p> <ul style="list-style-type: none"> • All drawings contain the scale and a scale bar. Plans indicating internal works of construction are not a requirement for a planning application • Internal uses of rooms, incidental to their use as dwellinghouses are not a planning consideration 					
CAAC/Local groups* comments: HCAAC	<p><u>Belsize RA to rear extension (2017/6757/P)</u></p> <ul style="list-style-type: none"> • No dimensions or detailed design on the plans • Extension is not subordinate and should be set in the limit visibility • Roof structure unrealistically thin <p>Officer response:</p> <ul style="list-style-type: none"> • All drawings contain the scale and scalebar and the plans have been measured 					

accurately to the satisfaction of the Planning Officer

- *The properties on Chalcot Gardens are situated relatively close together, with site passages to each to access the rear gardens. Given this context together with the siting of the extension below street level, visibility to the street is highly limited and the retention of the existing steel staircase will mitigate further the possible visibility*
- *The architect has confirmed that the structure is accurately represented, dimensions can be ascertained through the scale and scale bar*

Eton CAAC to rear extension (2017/6757/P)

- Drawings are inadequately sketchy
- Extension style is bland

Officer response

- *The drawings have been assessed by the case officer and amendments have been provided where parts of the drawings have been unclear. The submitted drawings are now considered to be an acceptable representation of the extension*
- *The extension style is notably simple and contemporary. This enables it to be read as a distinct addition and following the revisions to reduce its size, it is not considered to compete with the host building in scale or form*

Eton CAAC to roof extensions 2017/6644/P

- Drawings do not show existing rear chimney stacks
- Proposed side dormer should be symmetrically placed within the roof slope

Officer response:

- Drawings have been amended to show the chimney stacks, and proposals will retain these as an important character feature
- The side dormer siting has been revised to set it further in from the roof hip and to move it closer to the centre. It complies with Council guidance on size and siting. The siting is still somewhat off centre, however the sides of the houses themselves do not present symmetry in their appearance with a range of asymmetrically placed windows and doors of various sizes. The gap between the houses is relatively tight and the observability of the dormer as being noticeably off-centre will be limited.

Site Description

No. 5 Chalcot Gardens is a four-storey, semi-detached dwellinghouse situated on the south side of Chalcot Gardens. The property enjoys a long rear garden, with a sloping natural ground level descending away from the street level. The building is currently not extended to the rear.

Relevant History

- No. 4 Chalcot Gardens: 2016/2196/P granted permission for the erection of a full width single storey rear extension, following removal of existing metal stairs, and creation of terrace with wrought iron railings and planters.

This extension was to a maximum depth of 5.2m, maximum height 3.1m.

Relevant policies

National and Regional Policy

The Planning (listed building and conservation area) Act 1990

Statutory provision under section 72 of the Planning Act requires special attention to be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

In line with the above statutory duties and recent case law, considerable importance and weight has to be attached the impact of the heritage assets and their setting.

National Planning Policy Framework 2012

London Plan 2016

Camden Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Other Planning Policies / Guidance

Camden Planning Guidance (CPG) 2015 – CPG 1 (Design)

Camden Planning Guidance (CPG) 2011 – CPG 6 (Amenity)

Eton Conservation Area Statement

Assessment

1 Proposals

1.1 The proposals, under 2 separate applications, relate to:

- the erection of a single storey rear extension
- the addition of dormer roof extensions to the main front, side and rear roof slopes.

2 Design – rear extension

2.1 The proposed rear extension is at lower ground level only and is to the full width of the house to a depth of 4.5m. The development involves the lowering of part of the internal floor level, and the rear garden level closest to the house by 0.5m. Given the depth of excavation, this is not considered to require the submission of a Basement Impact Assessment (BIA).

2.2 The extension is largely glazed in character but the design preserves the existing metal spiral staircase and the upper ground floor level balcony balustrades are retained on the roof of the proposed extension. The lightweight, contemporary

style of the extension is in contrast to the 19th Century host building but allows it to be read as a clear and distinct addition.

2.3 The nature of the site would result in very limited visibility of the rear extension from the street. Its siting down a narrow passageway, at lower ground level and behind the existing metal spiral staircase all reduce its level of visibility.

3 Design – roof extension

3.1 The proposed front, side and rear dormers preserve a significant amount of roof space to each roof slope and are considered to be subordinate to the overall form. Dormer extensions are common along Chalcot Gardens and are considered to be fairly characteristic of these properties. As such, their addition is considered to preserve the existing character of the conservation area.

4 Amenity

4.1 The rear garden at no. 5 is of a substantial size and the erection of the proposed rear extension still allows for the retention of a usable garden space.

4.2 The proposed rear extension is to be erected for a depth of 4m along the existing 1.6m high boundary wall with no. 6. Whilst there will be clear visibility of the development and change in boundary height, the proposed height along the boundary of 2.3m for the proposed depth is not considered to result in unacceptable harm to the amenity of the lower ground floor occupiers of no. 6 by way of loss of daylight, sunlight, outlook or privacy.

4.3 The rear extension is separated from the boundary with no. 4 by a distance of between 1.2m and 0.9m and this separation mitigates any potential amenity impact to an acceptable level.

4.4 The proposals do not include any enlargement to the size of the existing balcony terrace. A planning condition will however be attached to the consent requiring use of the extension roof be limited to maintenance purposes only.

4.5 By reason of their siting, scale and design, the proposed roof extensions are not considered to result in harm to neighbouring amenity.

5 Revisions

5.1 Following concerns with the scale of the rear extension in relation to the host building and surrounding properties, the proposed depth of the rear extension was reduced from a maximum 6m depth to a maximum 4.5m. This depth is significantly less than half the depth of the host building footprint, and is considered to be subordinate in floor space area. No. 4 Chalcot Gardens enjoys a full width rear extension at a maximum depth of 5.2m and as such the proposal is appropriate in this surrounding context.

5.2 Concerns over the proposed height of the rear extension in relation to the host building were also addressed. The principal height of the extension was reduced from 3.7m to 3.2m. This enables the lower ground level to remain subordinate to the upper ground proportionately, as the original hierarchy of the building intended. The proposed excavation of ground has also been reduced from 1.2m to 0.5m and as such a basement impact assessment is not considered necessary for the proposed development.

5.3 The siting of the proposed dormer windows was revised to ensure a gap of at least 0.5m to any roof hips and eaves. The siting of the side dormer was moved further across but remains off centre. Given the overall asymmetry of the side elevation in terms of window positions, and the limited observability of the siting on the slope from most vantage points, this is not considered to provide material grounds for refusal.

6 Recommendations

6.1 Grant Conditional Planning Permission for rear extension (2017/6757/P)

6.2 Grant Conditional Planning Permission for roof extensions (2017/6644/P)

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 5th March 2018, 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'.

Andy Down
Archplan
1 Millfield Place
London
N6 6JP

Application Ref: **2017/6757/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

20 February 2018

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Chalcot Gardens
LONDON
NW3 4YB

DECISION

Proposal:

Erection of a single storey rear extension at lower ground floor level

Drawing Nos: Site Location Plan, CG02, CG03, CG04, CG05, CG08, CG09, CG11, CG12,
CG41A, CG42B, CG48B, CG50B, CG51A

The Council has considered your application and decided to grant permission subject to the following condition(s):

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).

Executive Director Supporting Communities



- 2 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, CG02, CG03, CG04, CG05, CG08, CG09, CG11, CG12, CG41A, CG42B, CG48B, CG50B, CG51A

Reason:

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

- 4 The flat roofed area of the extension beyond the balustrades shall not be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent overlooking into the adjoining property in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION

Andy Down
Archplan
1 Millfield Place
London
N6 6JP

Application Ref: **2017/6644/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

19 February 2018

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Chalcot Gardens
LONDON
NW3 4YB

DECISION

Proposal:
Erection of dormer roof extensions to front, rear and side roof slopes
Drawing Nos:

The Council has considered your application and decided to grant permission subject to the following condition(s):

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).

Executive Director Supporting Communities



- 2 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, CG/02, CG 03, CG 04, CG 05, CG 06A, CG07 A, CG/08, CG 09, CG/10 A, CG/11 A, CG/12 A, CG 25B, CG 26B, CG/27, CG/29, CG/30 A, CG 31 B

Reason:

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
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Yours faithfully

Director of Regeneration and Planning