

# 5 Chalcot Gardens - 2018/1314/P



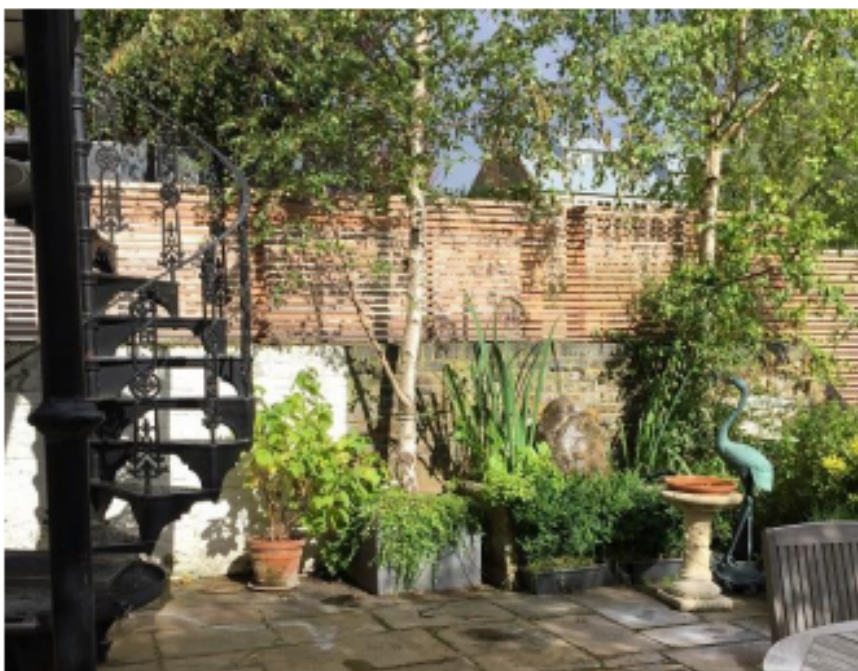
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## Site Photographs

1. Rear view



2. View towards no. 4





3. Aerial view from the rear



4. Aerial view from the front

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	31/01/2018
		N/A / attached	<b>Consultation Expiry Date:</b>	11/01/2018
<b>Officer</b>			<b>Application Number(s)</b>	
Thomas Sild			2018/1314/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
5 Chalcot Gardens London NW3 4YB			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
External alterations including erection of dormer roof extensions to front, side and rear roof slopes, alterations to the rear fenestration at first and second floor levels and erection of a single storey rear extension at lower ground level.				
<b>Recommendation(s):</b>		Grant conditional planning permission		
<b>Application Types:</b>		Householder Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices			
Informatives:				
<b>Consultations</b>				
Adjoining Occupiers:	No. of responses	01	No. of objections	01
	No. Electronic	01		
Summary of consultation responses:	<p>Site notice 17/04/2018 – 08/05/2018 Press notice 19/04/2018 – 10/05/2018</p> <p><u>Garden Flat. 6 Chalcot Gardens - objection</u></p> <ol style="list-style-type: none"> <li>Existing extension on No. 6 not shown</li> <li>Concerns about impact of bay window on privacy and light</li> </ol> <p><u>Officer response</u></p> <ol style="list-style-type: none"> <li><i>The extension referred to is situated off the plan area, to the far side of no. 6 and its inclusion on drawings is not considered necessary to assess the proposals included in this application</i></li> <li><i>The proposal has been amended and the bay extension omitted from the application.</i></li> </ol>			
CAAC/Local groups* comments:	<p><u>Eton CAAC</u></p> <ol style="list-style-type: none"> <li>Rear dormer window/Juliet balcony is too prominent.</li> <li>Addition of windows to the rear elevation disturbs the symmetry and erodes qualities of the conservation area.</li> </ol> <p><u>Officer response</u></p> <ol style="list-style-type: none"> <li><i>The proposed rear dormer windows have been revised to a smaller scale in line with the previously consented scheme.</i></li> <li><i>The design and conservation impact of the proposal is discussed in section 4 of this report.</i></li> </ol> <p><u>Belsize Residents Association</u></p> <ol style="list-style-type: none"> <li>Upper ground floor extension is not appropriate to the architectural style</li> <li>Proposed dormer enlargement will sit to the edge of the roof is against design guidance</li> </ol> <p><u>Officer response</u></p> <ol style="list-style-type: none"> <li><i>The extension referred to has been removed from the proposal</i></li> <li><i>The proposed dormer design has been revised to the size recently consent, and now complies with guidance</i></li> </ol>			

## Site Description

No. 5 Chalcot Gardens is a four-storey, semi-detached dwellinghouse situated on the south side of Chalcot Gardens within the Eton Conservation Area. The property comprises 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.

Chalcot Gardens contains a sequence of similar, but subtly varied semi-detached houses. Dormer roof extensions to the front, side and rear are a common feature along the street.

## Relevant History

### Application site

- 2017/6644/P and 2017/6757/P dated 06/03/2018 for the erection of a single storey rear extension and dormer roof extensions to front side and rear roof slopes. **Approved 06/03/2018.**

This application seeks to add to these permissions.

### Neighbouring site

- 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 2002

### Assessment

#### 1 Proposal

The proposals include the recently approved 4m deep lower ground floor level extension with green roof and front, side and rear dormer roof extensions consented under 2017/6644/P and 2017/6757/P dated 06/03/2018. This application seeks to combine these two permissions and also includes alterations to the rear fenestration of the main house, namely the insertion of three additional windows at upper ground, first and second floor level. This application also proposes the addition of a metal balustrade to the proposed rear dormer window.

#### 2 Revisions

2.1 Following officer concerns over the design and amenity impacts of the proposed upper ground floor bay window extension, the proposed plans were revised to omit this element and include the addition of French doors at upper ground floor level.

2.2 The proposed rear dormer was also reduced in scale and set back from the eaves of the host building in order better preserve the form of the original roof slope and reduce its resulting dominance on the rear elevation.

#### 3 Design and heritage

##### Rear extension

3.1 Local Plan Policies D1 (Design) and D2 (Heritage) aim to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

3.2 The proposed rear extension would be located at lower ground level only and span 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 which is considered acceptable. Given the level of excavation proposed, the submission of a Basement Impact Assessment (BIA) is not considered necessary in this instance.

3.3 The extension would be largely glazed and has been designed to preserve the existing metal spiral staircase and the upper ground floor level balcony balustrade. Whilst, the lightweight, contemporary style of the extension is in contrast to the 19<sup>th</sup> Century character of the host building its overall size and design would allow it to read as a clear and distinct addition that would be sympathetic to the character of the host dwelling.

3.4 The nature of the site would ensure the proposed extension would have very limited visibility from the street. Furthermore, its siting down a narrow passageway, at lower ground level and behind the existing metal spiral staircase would all combine to reduce its level of visibility from the public realm.

3.5 The proposed rear extension includes the provision of a green roof which is considered

acceptable as it would help to improve the biodiversity of the site. Details of the green roof will be secured by condition.

### Roof extensions

3.6 The proposed front, side and rear dormers would preserve a significant amount of roof space to each roof slope in line with CPG1 guidance and are considered to be subordinate to the overall form.

3.7 Officers note that side and front dormer roof extensions are not normally supported in areas of unaltered roof forms, however roof alterations are prevalent along Chalcot Gardens and as such their addition to the host property is not considered to be significantly detrimental to the existing character of the street and wider conservation area.

3.8 The rear of the building currently has a metal balustrade along a balcony at upper ground level, and the addition of a small balustrade to the proposed rear dormer window is not considered detrimental to the host building's character and appearance.

### Alterations to rear fenestration

3.9 It is noted that Nos. 5 and 6 form a semi-detached pair, and that there is currently symmetry between the pair at upper ground floor level and above. However, these properties do not form part of a continuous sequence of symmetrical pairs and along the adjacent row of houses there is notable variation in fenestration patterns and building forms across the rear elevations. As such, the addition of further doors and windows to match those existing at upper ground, first and second floor levels is not considered to be significantly detrimental to the host building's character or that of the wider conservation area and no objection is raised to the proposed windows on design/conservation grounds.

3.10 Details of the proposed windows would be required by condition for approval by the local planning authority to ensure the appearance matches those existing as closely as possible.

## **4 Amenity**

4.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

4.2 The rear garden of No. 5 is of a substantial size and the erection of the proposed rear extension would have a negligible impact on its overall size and would ensure a sufficient amount is retained for the occupiers of the dwelling.

4.3 The proposed rear extension would project along the shared boundary with No.6 Chalcot Gardens for a depth of 4 metres. Whilst the proposal would have some visibility from the adjoining property, it would be largely concealed by the existing boundary wall at the site, and its overall height (3.5m) is not considered to cause any harm to neighbouring occupiers in terms of loss of light, outlook or privacy.

4.4 The proposed rear extension would be separated from the boundary with No.4 Chalcot Gardens by a distance of between 1.2m and 0.9m and this separation, coupled with the overall size of the development, would mitigate any harmful impact

4.5 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 ensuring the flat roof of the extension is not used as an amenity area.

4.6 Furthermore, given the existence of multiple large, rear facing windows the addition of the proposed rear windows at all levels is not considered to materially alter the amenity impact on neighbours beyond that existing, particularly as they would share the same outlook as existing windows at the property.

## **5 Recommendation**

### **5.1 Grant Conditional Planning Permission**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 29<sup>th</sup> May 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2018/1314/P  
Contact: Thomas Sild  
Tel: 020 7974 3686  
Date: 24 May 2018

**Development Management**  
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Archplan  
1 Millfield Place  
London  
N6 6JP

# 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:

External alterations including erection of dormer roof extensions to front, side and rear roof slopes, alterations to the rear fenestration at first and second floor levels and erection of a single storey rear extension at lower ground level.

Drawing Nos: Site location plan, CG/02, CG 03, CG 04, CG 05, CG 06, CG 07, CG 08, CG 09, CG 10, CG 11, CG 12, CG51 A, CG 52 A, CG 53, CG 54 A, CG 55 A, CG 56 A, CG/57 A, CG/58 A, CG/ 59

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).

- 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 06, CG 07, CG 08, CG 09, CG 10, CG 11, CG 12, CG/ 29, CG51 A, CG 52 A, CG 53, CG 54 A, CG 55 A, CG 56 A, CG/57 A, CG/58 A, CG/ 59

Reason:

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all proposed windows (including jambs, head and cill) and external doors on the main building

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 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.

- 6 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of 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

David Joyce  
Director of Regeneration and Planning