

Flat 4, 46 Chalcot Crescent NW1 8YD 2018/0915/L



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Street View- Flat 4 is on second and third floors.



View North



Internal views of kitchen





Internal views of third floor





Existing bathroom



Exploratory works showing plasterboard partition wall between kitchen and front bedroom- no lath and plaster.

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		17/04/2018	
		N/A		Consultation Expiry Date:		14/06/2018	
Officer				Application Number(s)			
Elizabeth Martin				2018/0915/L			
Application Address				Drawing Numbers			
Flat 4, 46 Chalcot Crescent, London NW1 8YD				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Removal of partition walls, installation of new bathroom and creation of new access to the roof.							
Recommendation(s):		Grant conditional listed building consent					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	03	No. of objections	03
Summary of consultation responses:		<p>Site notice: displayed from 18/05/2018 - 08/06/2018 Press notice: displayed from 24/05/2018 - 14/06/2018</p> <p>Ward Councillor Richard Cotton emailed to request that the case go to members briefing due to the concerns of his constituents, however he did not make an objection. The owner-occupiers of Flat 1 and co-owner of Flats 2 and 3, 46 Chalcot Crescent and occupier of 3 Chalcot Square have objected to the application on the following grounds:</p> <ul style="list-style-type: none"> - 1. The applicant is intending to carry out works not mentioned in the application, including changing a window and carrying out works to the external façade of the building including installing helifix bars and an external extractor fan and soil pipes; - 2. The works will cause disruption, aggravation, noise pollution, dust and distress; - 3. Changes to internal staircases may raise Party Wall issues; - 4. Scaffolding may be required which would cause noise, dust and stress and damage to a nearby rose pergola. 					

	<p><u>Officer Comment</u></p> <ul style="list-style-type: none"> - 1. No changes to the windows are proposed. No works to the external façade of the building (including the installation of heliflex bars, soil pipes and extractor fans) are proposed; - 2. Noise pollution, dust and distress are not planning considerations. Hours of construction will be limited by Environmental Health regulations; - 3. Party wall issues are not a planning consideration; - 4. The impact of scaffolding is not a planning consideration.
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Primrose Hill CAAC	No objections. A condition should be applied ensuring that any use of the flat roof, other than for maintenance, would be subject to a further consent
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Site Description

46 Chalcot Crescent forms part of a Grade II listed terrace of 12 stucco houses with rusticated ground floors houses, dating from 1855 and situated in the Primrose Hill Conservation area. This conservation area is made up of a series of well laid out Victorian terraces, and has a predominantly residential character with shopping centres and a primary school; because of the vicinity of Primrose Hill, it is also extremely well provided with open space.

Relevant History

Application site

2004/3026/L- Demolition of internal stud partition wall and its replacement with a new glass door and window at second floor level and proposed new structural glass floor to part of second floor, new pipe connection on front elevation and vent terminations on side elevation. **Listed Building Consent Granted.**

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

Camden Local Plan 2017

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance (July 2015 updated March 2018)

CPG1 (Design)

Primrose Hill Conservation Area Statement 2000

Assessment

1. PROPOSAL

- 1.1 The application seeks to remove the stud wall dividing the current front bedroom from the kitchen, make changes to the modern staircase leading to third floor, install partitions to create a new bedroom and small bathroom, remove a hollow pillar at third floor to provide access to a gas meter and change the position of the existing access to the roof.

2. REVISIONS

- 2.1. The following revisions were received during the course of the application:

Clarification on the plans that the existing roof opening will be retained; given the minor nature of the amendment to the plan, no further consultation was required, however the plans are publicly available on the Council's website.

3. ASSESSMENT

- 3.1 The material considerations for this application are as follows:

Design and Conservation

3.2 Design and Conservation

- 3.2.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of 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.

- 3.2.2 It is evident from an internal site inspection and the submitted structural engineers report that the internal alterations previously carried out to the property in 2004 have rendered the original floorplan almost illegible; the original internal corridor and chimneybreasts have been removed, a new room has been added at the front of the property (necessitating kitchen units cutting across the window and being visible externally) and a modern set of stairs leading to third floor are poorly positioned and extremely steep. The proposed works are sensitive to the host building and do not result in the loss of historic fabric or features of note. The proposed new internal configuration would not impact adversely on the legibility of the historic floorplan of the property. The existing roofhatch will be retained for ventilation. No new flues, pipes, extract fans or other interventions to the facade of the building are proposed. The proposed works will not harm the special interest of the Grade II listed building or the character and appearance of the wider conservation area, in compliance with Local Plan Policies D1 and D2.

- 3.2.3 Concerns have been raised by local residents about disruption from works including noise pollution, dust and distress. These objections are largely related to construction impact that is temporary and will not cause harm to the special character of the building. Other objections including issues associated with party walls are civil leasehold/freehold matters that have no bearing on the special interest of the building. Concerns regarding scaffolding and the noise and disruption associated with it have also been raised. Scaffolding is temporary will not cause harm to the special character of the building, with any issues over owner consent for it also being a civil matter.

3 Recommendation

- 3.1 Grant conditional listed building consent.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 2nd July 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'

Mrs catherine jacobs
Flat 4, 46 Chalcot Crescent
London NW1 8YD

Application Ref: **2018/0915/L**
Please ask for: **Elizabeth Martin**
Telephone: 020 7974 1204

19 June 2018

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Flat 4
46 Chalcot Crescent
London NW1 8YD**

DECISION

Proposal:

Removal of partition walls, installation of new bathroom and creation of new access to the roof.

Drawing Nos: Existing Plans
Revised Proposed Plan
Design and Access Statement
Location Plan
Structural Engineers Report

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed

Executive Director Supporting Communities



Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Existing Plans, Revised Proposed Plan, Location Plan, Structural Engineers Report.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 No new external works including vents, pipes or flues are permitted by this approval.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 Details of the proposed new roof opening, including materials, colour and detailed design to be submitted and approved by the local planning authority prior to the works commencing.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 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.

Reasons for granting listed building consent: 46 Chalcot Crescent forms part of a Grade II listed terrace of 12 stucco houses with rusticated ground floors, dating from 1855 and situated in the Primrose Hill Conservation area. This conservation area is made up of a series of well laid out Victorian terraces, and has a predominantly residential character with shopping centres and a primary school; because of the vicinity of Primrose Hill, it is also extremely well provided with open space.

Extensive internal alterations were approved to Flat 4 in 2004 under application ref 2004/3026/L and included demolition of an internal stud partition wall and its replacement with a new glass door and window at second floor level and new structural glass floor to part of the second floor, a new pipe connection on front elevation and vent terminations on the side elevation.

The application seeks to remove the stud wall dividing the current front bedroom from the kitchen, make changes to the modern staircase leading to third floor, install partitions to create a new bedroom and small bathroom, remove a hollow pillar providing access to a gas meter and install a new roof access hatch. It is evident from an internal site inspection and a structural engineers report that the internal alterations carried out to the property in 2004 have rendered the original floorplan almost illegible; the original internal corridor and chimneybreasts have been removed, a new room has been added at the front of the property (necessitating kitchen units cutting across the window which are visible externally) and a poorly positioned modern set of stairs has been installed leading to the third floor. The proposed works would not result in the loss of historic fabric or architectural features of note. The proposed new internal configuration would not impact adversely on the legibility of the historic floorplan of the property. The existing roofhatch will be retained for ventilation. No new flues, pipes, extract fans or other interventions to the facade of the building are proposed. The proposed works will not harm the special interest of the Grade II listed building.

The application has been advertised in the press and by means of a site notice, whereby there were 3 consultation responses from different addresses. Concerns were raised that the changes would involve works not mentioned in the application, including changing a window and installing an external extractor fan and pipes. Concerns were also raised regarding noise disturbance and a number of other non-material planning issues. Only the works applied for in this application can be assessed under this approval. Any approval will include conditions prohibiting external flues, pipes or vents, and will advise the applicant the permission does not cover Building Control regulations and that hours of construction are restricted in line with Environmental Health regulations.

The Primrose Hill CAAC responded to the consultation raising no objections to the internal work proposed. They sought a condition ensuring that any use of the flat roof, other than for maintenance, would be subject to a further consent.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest

of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 4 It is noted that the change in position of the roof access does not confer permission for the use of the roof as a roof terrace. The use of the roof for such reasons, including the erection of balustrading, would require a planning application.

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