

Mr Oliver Cooke
Cooke Fawcett Ltd
1-2 Herbal Hill
London
EC1R 5EF

Application Ref: **2017/7066/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

18 July 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
22 Chalcot Crescent
London
NW1 8YD

Proposal:

Proposed installation of two new windows at first floor level and modifications to widen the lower ground floor door on the rear elevation of the dwellinghouse; internal alterations

Drawing Nos:

OS Site Location Plan;

CF-DR-950-1-0100-B, CF-DR-950-1-0200-A, CF-DR-950-1-0300-C, CF-DR-950-1-0901-A,
CF-DR-950-1-0905-A, CF-DR-950-1-0906-A, CF-DR-950-1-0911-A;

CF-DR-950-1-1100-B, CF-DR-950-1-1200-B, CF-DR-950-1-1300-B, CF-DR-950-1-1901-C,
CF-DR-950-1-1902-C, CF-DR-950-1-1905-B, CF-DR-950-1-1906-A, CF-DR-950-1-1911-A;

CF_950_REP_180503_Sketch;

Design & Access Statement incorporating Heritage Statement
(CF_950_REP_171215_DAS).

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 Buildings and Conservation Areas) Act 1990.

- 2 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

OS Site Location Plan;

CF-DR-950-1-0100-B, CF-DR-950-1-0200-A, CF-DR-950-1-0300-C, CF-DR-950-1-0901-A, CF-DR-950-1-0905-A, CF-DR-950-1-0906-A, CF-DR-950-1-0911-A; CF-DR-950-1-1100-B, CF-DR-950-1-1200-B, CF-DR-950-1-1300-B, CF-DR-950-1-1901-C, CF-DR-950-1-1902-C, CF-DR-950-1-1905-B, CF-DR-950-1-1906-A, CF-DR-950-1-1911-A;

CF_950_REP_180503_Sketch;

Design & Access Statement incorporating Heritage Statement (CF_950_REP_171215_DAS).

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 Reasons for granting Listed Building Consent: [Delegated]
No. 22 Chalcot Crescent is part of a Grade-II listed terrace of c.1850 in Primrose Hill. The terrace's special interest is heavily vested in the decoration and fine detailing of their stucco front facades, but they have consistent and little-altered stock-brick rear facades too. No. 22 stands at a curve in the road and has three-bay frontage with a footprint slightly narrowed to the rear, where its originally largely blank rear facade adjoins a former piano factory. It is in the Primrose Hill Conservation Area.

The proposals are for various internal alterations, the widening of an opening and partial reconstruction of surrounding masonry at rear basement level, and the formation of two new windows in the rear elevation. In the basement, a lobby door and glazed rooflight have permanently enclosed one window on the front façade from the front area lightwell. This and the adjacent door, now internalised and concealed from the street, have been refitted with a new timber sash window and door, and would be replaced with a modern glazed door and a fixed glazed window

to increase borrowed light. The modern timber basement stair would also be modified to create greater openness by climbing more steeply. A small modification would be made to the brickwork around a modern fireplace which lacks. These changes around the modern basement kitchen would be made without loss of historic fabric or notable harm to significant qualities of character. At first-floor, a modern en suite bathroom broke-through a partition wall and encroached on the original long first-floor landing by enclosing the central window on the front façade. This bathroom would be removed and reprovided by a lateral screen partition in the affected bedroom, with original plan-form and a naturally-lit landing beneficially reinstated.

An original chimney on the rear elevation was altered by insertion of two sets of French doors at basement and ground-floor levels. The proposals would widen the lower of these doorways by reconstruction of some masonry and the concrete lintel associated with the last change, with a new brick-faced lintel and glazed timber doors in keeping with the modified base of the chimneystack and imperceptible in public views from the rear. At first-floor level, the two principal rooms are served only by windows on their front facades. The history of new and blocked openings to this elevation would be continued by insertion of two new hardwood-framed single-pane windows, one of regular proportions and set two-bricks into the depth of the chimney breast, the other a narrow window alongside another which was blocked and unusable due to the piano factory's conversion to residential use. The windows' materiality, reveals, proportions and glazing pattern, along with the overall composition, have been carefully considered to maintain the picturesque informal qualities of the whole terrace's rear elevation as seen from the adjacent public space, but also to be legible as an exceptional modification. The harm caused by loss of historic masonry and the change to this rear elevation's historically solid-dominated character is mitigated by design and balanced by the benefits brought by the proposals to the interior. There is no residual harm to the special interest of the listed building, nor to the character and appearance of the conservation area.

- 2 The proposals were advertised by placement of a press and site notice, by which no comments or objections were received. The site's planning history was taken into account in making this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and to conserving or enhancing the character and appearance of the Primrose Hill Conservation Area, under ss.16 & 72 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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire

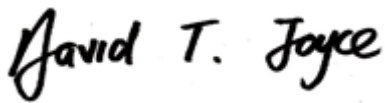
Certification may require a further application for listed building consent.

- 4 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).

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning