

Application ref: 2018/2366/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 21 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
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THE DRAWING ROOM
The Coach House
Leeds
LS28 5PF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
26 Chalcot Square
Primrose Hill
London
NW1 8YA

Proposal:

Replacement of 2no. existing rear elevation windows, addition of 2no. roof lights to rear elevation, and minor internal amendments all in association with change of use from two flats to one 2 bed flat.

Drawing Nos: 6074-001; 6074-002 Rev B; 6074-003 Rev C; 6074-004; 6074-005 Rev B; 6074-006 Rev A; 6074-007 Rev A; 6074-100; 6074-101; 6074-050; Heritage Statement; Design and Access Statement.

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.

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

6074-001; 6074-002 Rev B; 6074-003 Rev C; 6074-004; 6074-005 Rev B; 6074-006 Rev A; 6074-007 Rev A; 6074-100; 6074-101; 6074-050; Heritage Statement; Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission:

Permission is sought to convert the existing 2-bedroom second floor flat and 3-bedroom third and fourth floor maisonette into 1 x 2 bed residential unit over second, third and fourth floors, including replacement of third floor rear windows with traditional timber sash windows, and installation of 2 x rooflights to upper rear roof slope at fourth floor level. Planning permission and listed building consent have been granted for the works under applications reference numbers 2013/7655/P and 2013/7724/L but these permissions lapsed in January 2017.

The proposed conversion would result in net loss of one self-contained residential unit which would be compliant with policy H3 which indicate that net loss of homes up to two would be acceptable. The resulting residential unit would have two large bedroom, living room, dining room and study with an open plan kitchen above. Policy H7 identifies in the dwelling size priorities table that 2-bedroom and 3-bedroom units have both high market priority. As such, it is considered that the proposed conversion would be in line with the Council policies, aims and priorities.

The resulting residential unit would have an area (GIA) of approximately 153.3sqm and would extent over three levels, which exceeds the requirements for 2-bedroom dwellings. The bedrooms proposed would comply with the national space standards and the flat would be dual aspect, with good levels of daylight and outlook. The flat includes a study room which, due to its size, can also accommodate a bedroom, however this is proposed as a study. It is noted that if this study would be converted into a bedroom, the flat would still exceed the floor area (GIA) for 3-bedroom 6 persons dwelling and would be considered acceptable.

The proposed replacement of poor quality modern style windows at 3rd floor level with traditionally detailed timber framed sash windows would improve the appearance and character of the host building.

The proposed installation of 2 no. conservation style rooflights at 4th floor level in the rear elevation would be modest in scale and would conserve the appearance of

the rear roof profile and wider terrace. The rooflights would be subdivided with glazing bars to achieve smaller vertical proportioned windows to relate to the scale of the rear windows below. The overall effect of this proposal is sympathetic to the character and style of the historic building, terrace row and wider area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

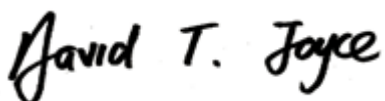
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Your proposals may be subject to control under the Building 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).
- 4 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 paragraph 38 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