

Application ref: 2017/2841/P
Contact: Alfie Stroud
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Date: 29 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Ms Suzanne Cochrane
4 Chalcot Crescent
London
NW1 8YD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Chalcot Crescent
London
NW1 8YD

Proposal:

Damp-proofing, insulation and lowering the floor level of two front vaults at basement, erection of conservatory extension.

Drawing Nos:

Location Plan & Block Plan (C-LP1);
E-001, E-002 (GF & 1F), E-002 (2F & roof space), E-004 (roof plan), E-004 (sections),
E-005, E-006, E-007, D-001, D-004, D-005, C-001, C-002, C-003, C-004, C-005, C-
006, C-007, C-008;

Engineering Specification (O'Reilly Design, February 2017);
Design, Access & Heritage 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.

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

Location Plan & Block Plan (C-LP1);
E001, E-002 (GF & 1F), E-002 (2F & roof space), E-004 (roof plan), E-004 (sections), E-005, E-006, E-007, D-001, D-004, D-005, C-001, C-002, C-003, C-004, C-005, C-006, C-007, C-008;
Engineering Specification (O'Reilly Design, February 2017);
Design, Access & Heritage Statement.

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).
- 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.
- 3 Reasons for granting permission: [delegated]

4 Chalcot Crescent is part of a Grade-II listed terrace of c.1850 in Primrose Hill. Their 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. It is in the Primrose Hill Conservation Area.

The proposals affect the lower-ground floor level only. They would install a

damp-proof membrane and drainage in the main rooms and two front pavement vaults, with a new finished floor level in the latter 300m lower than the existing. Some partition walls would receive new openings internally, and a non-original doorway would be removed from the flank of the rear closet wing and the opening widened to allow connection into a new timber-and-glazed conservatory structure. This conservatory would be traditionally detailed, its main roof level set below the top of the party boundary, and its face set-back from the outer façade of the closet wing.

The conservatory would be subordinate to the main house, appropriate in design and materials, and would not compromise the architectural interest of the rear elevation nor the unity of the group. Being subordinate and set at low level, it would not alter the character or appearance of the conservation area, nor the setting of neighbouring listed buildings. It would result in no new overlooking, overbearing or loss of light, nor would in any other way harm neighbouring amenity.

The proposals were advertised by placement of a press and site notice. No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under ss.66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

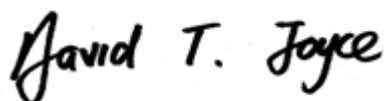
The proposal would be in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016 and NPPF 2012.

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

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