

Date: 30/10/2018  
Our Ref: 2018/4725/PRE

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Dear Amelia Hunter,

Town and Country Planning Act 1990 (as amended)  
**RESPONSE TO PRE-APPLICATION ENQUIRY REF 2018/4725/PRE**  
**Site: Re: 4 Chalcot Crescent, London NW1 8YD**

Thank you for submitting the pre-planning application enquiry for the above property received on 3/10/2018 together with the required fee of £1,236.36.

### 1. Proposal

Pre-application advice is sought for Internal and external alterations including partial infill of the existing porch; partial demolition of the rear façade of closet wing extension to create an enlarged opening between the lower and upper ground floors with new parapet wall. The works follow approved applications refs 2017/2841/P and 2017/1444/L for damp-proofing, insulation and lowering the floor level of two front vaults at basement, erection of conservatory extension and a pre-application meeting held on 24th October 2018.

- 1.2 This advice is based on the following drawing numbers: 0236\_P\_(L)000, 0236\_P\_(L)001, 0236\_P\_(L)002, 0236\_P\_(L)003, 0236\_P\_(L)004, 0236\_P\_(L)005, 0236\_P\_(L)010, 0236\_P\_(L)020, 0236\_P\_(L)021, 0236\_P\_(L)a001, 0236\_P\_(L)a002, 0236\_P\_(L)a003, 0236\_P\_(L)a004, 0236\_P\_(L)a021, 0236\_P\_(L)100, 0236\_P\_(L)101, 0236\_P\_(L)102, 0236\_P\_(L)103, 0236\_P\_(L)200, 0236\_P\_(L)300 and 0236\_P\_(L)301.

Overall, your proposal could be considered acceptable provided you make the required alterations for the reasons detailed in the advice below.

### 2. Site description

No. 4 Chalcot Crescent is part of the Grade-II listed terrace on the south side of the street, each house in which contributes to the special interest of the whole by their relatively little-altered exterior form, which on the front stuccoed elevation features architecture which is distinctively elaborate for terrace housing of the 1850s. Their rear elevations, which preserve substantial consistency, help to reveal their internal arrangement and the amenity of the whole terrace, and as well as the contribution to collective special interest made by surviving interior plan-form.

### 3. Relevant planning history

- **2017/1444/L** – Listed building consent for damp-proofing, insulation and lowering the floor level of two front vaults at basement; erection of a conservatory extension. Granted consent on 29/08/2018.
- **2017/2841/P** – Planning permission for damp proofing, insulation and lowering the floor level of two front vaults at basement, erection of conservatory extension. Granted planning permission on 29/08/2018.

#### **4. Relevant policies and guidance**

The London Borough of Camden Local Plan was formally adopted on the 3rd July 2017. The policies relevant to your proposal are A1, A3, D1 and D2. Planning Guidance has been subject to public consultation and was adopted in the summer of 2017. The Council adopted its Supplementary Planning Guidance documents (SPG) on 26 March 2018 following consultation as Phase 1 of the review. The following policies will be taken into consideration:

##### **National Planning Policy Framework (2018)**

Chapter 12- Requiring good design (paragraphs 124-198).

Chapter 16- Conserving and enhancing the historic environment (paragraphs 184-192)

##### **London Plan (2016)**

Policy 7.4 – Local Character

Policy 7.6 – Architecture

Policy 7.8 - Heritage assets and archaeology

##### **The Camden Local Plan 2017**

G1 Delivery and location of growth

A1 Managing the impact of development

A3 Biodiversity

A5 Basement

D1 Design

D2 Heritage

CC1 Climate change mitigation

CC2 Adapting to climate change

T4 Sustainable movement of goods and materials

DM1 Delivery and monitoring

##### **Supplementary Guidance 2018**

CPG 1 - Design (July 2015 Updated March 2018)

CPG3 – Sustainability (July 2015 updated March 2018)

CPG 5 – Basement (Updated 26 March 2018)

CPG6 - Amenity (September 2011 updated March 2018)

##### **Primrose Hill Conservation Area Appraisal and Management Strategy 2010**

The above policies can be found on our website [here](#).

#### **5. Assessment**

5.1 The main issues to consider in this case are as follows:

- Heritage;
- Design and Conservation;
- Sustainability;
- Impact of the proposal with the neighbouring amenities;

## **6.0. Heritage**

- 6.1 The assessment of the proposed scheme have been informed by the extent to which the scheme proposes at the site and having regard to National and Local Policies including Historic England guidance on London terrace townhouses. Furthermore, The Council places great importance on preserving the historic environment. Under the Planning (Listed Buildings and Conservation Areas) Act, the Council has a responsibility to have special regard to preserving listed buildings and must pay special attention to preserving or enhancing the character or appearance of conservation areas.
- 6.2 The National Planning Policy Framework states that in decision making local authorities should give great weight to conservation of designated heritage assets in a manner appropriate to their significance.

## **6.3 Design and Conservation**

- 6.4 The Council's design policies aims are achieving the highest standard of design in all developments. Policy D1 require extensions to consider the character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; and the character and proportions of the existing building. Policy D2 additionally state that the Council will only permit development within conservation areas that preserves or, where possible, enhances the character and appearance of the area.
- 6.5 Camden Planning Guidance 1 (Design) (see link below) states that rear extensions should be secondary to the building being extended in terms of form, scale, proportions dimensions and detailing. Extensions should also respect and preserve the original design and proportions of the building, including its architectural period and style. It is important that new development are constructed to respect and preserve the historic pattern of the neighbouring building and not cause harm to amenity of adjacent properties (paragraph 4.10, P27). Furthermore, in relation to heights of extensions it should be subordinate to the original building, and should respect the existing pattern of rear extensions.

[Camden Council: Camden planning guidance](#)

## **7.1 Rear extension and alterations**

- 7.2 The rear of the terrace typically features two-storey brick closet wings which remain close to their original form; a handful of these have been raised in height. At lower-ground level, the arrangement of doors and windows around the rear return has in most cases, been modestly altered, sometimes with loss of fabric. Thus, it is noted that the existing opening is the original one with the brick arch retained above. For this reason, the widening of this opening is not supported due to the loss of the characteristic historic feature and the subsequent impact on the significance of the listed building.
- 7.3 Widening the existing opening on the side wall of the closet return would be supported provided nibs and bulkhead are kept to retain the legibility of the original floorplan, this element of the proposal can be supported in this location. This is expected of a property of this age and status. Furthermore, the internal wall has been replaced with a modern partition.
- 7.4 The works associated with extending the lowered landscaping in the rear garden to full width would be supported in principle provided any enlarged window opening is sympathetic to the proportions and rhythms of the existing fenestration.
- 7.5 Removing the floor of the closet wing extension to create a double height basement living space between the basement and ground floor to provide enhanced light to the hallway with views to the garden, would not be supported in principle due to the loss of historic fabric. The proposed works would also have an impact on the legibility of the floorplan and vertical hierarchies throughout the building. The basement was built to be a subordinate space to the rest of the house and for this reason, creating a double height space as proposed would harm the significance of the listed building.

7.6 It is noted that the existing pipe runs have been installed to the rear closet wing in a very unsympathetic manner and whilst the installation of a bathroom at first floor level would require new pipe runs, this does provide the opportunity to do so in a manner more sympathetic to the host building. However, further information would be required for installation of any associated vents. There is no objection raised for the installation of the proposed rooflight to closet extension provided the design is of a conservation design that would flush within the flat roof.

7.7 Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and of preserving or enhancing the character or appearance of the conservation area, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

## **8.0 Front lightwell and vaults**

8.1 No objection is raised for the removal of the spiral staircase to front of property and replacing it with a straight concrete staircase, this is due to the existing stairs being modern, very tight and impractical. The principal of replacing the stairs with concrete stairs to match others in the group is supported in principle. However, the existing vault door should be retained and simply closed up. Further details will also be required on the impact on the existing railings.

8.2 The erection of a small ledge/roof to create a covered area in the front lightwell and it is noted that there is already the remnant of a structure protruding from the wall in the desired position. This presumption is reinforced by the presence of similar ledges in the same location further along the crescent. Provided the ledge/roof matches the design of the others within the group, it is considered that the works will not harm the special character of the listed building or the adjoining group.

## **9.0 Internal Alterations**

9.1 The internal reconfiguration associated with the providing a bedroom that would replace the existing bathroom in closet extension would not compromise the plan form of the Grade II Listed building there is no objection to the proposal in principle provided that any historic cornicing would be re-instated.

9.2 The addition of a new third floor bathroom with lightweight stud partition wall to create an ensuite bathroom the installation of partitions to subdivide the front room would have an adverse impact on the legibility of the original floorplan and will not be supported. If servicing can be resolved in a sympathetic manner, a freestanding bath may be a more appropriate solution.

## **10.0 Residential Amenity**

10.1 Policy A1 of the Local Plan seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree."

10.2 It is not considered that the infill extension at basement level would have an impact given its design and settings. As such, the proposed infill extension would be acceptable as there is no detrimental in regards to daylight/sunlight and overshadowing. There is no harm anticipated in regards to loss of privacy nor overlooking.

## **11.0 Conclusion**

11.1 Overall, it is considered that the contemporary appearance of the previously approved conservatory extension would be supported in principle as it still reads as a visually lightweight and subordinate extension to the main house. However, the original closet extension should retain its traditional appearance. Therefore, the creation of an elongated lower ground window to facilitate a double height space internally would be considered harmful to the historic

character of the Grade II Listed building. This includes the works proposed to the plan form at third floor level. The existing closet wing has uncomfortable proportions and building up the parapet of the closet extension slightly above the window would be supported, subject to internal detailing being resolved and the alterations to the front stairwell and vault at basement level could be made acceptable subject to review of the final design.

### **How to submit your application**

Please submit your application electronically via the national planning portal. When submitting a planning application, the following information will be required:

- 1 APP form for planning and listed building application
- The appropriate fee of £206.00
- Site location plan
- All existing elevations (including the front and the rear), floor plans and section drawings at 1:50
- All proposed elevations (including the front and the rear), floor plans and sections
- Elevation drawings showing the neighbouring site in context
- Details of the garden works in a landscaping statement
- Heritage Statement

After you submit your application and supplementary documentation, it would be useful if you could let me know when you have submitted the application along with the planning portal reference number. I will then pick the application up as the case officer.

All consultation responses will be available to view on the Council's website using the planning application search page.

I trust the above provides a useful summary; however should you have any queries about the advice contained in this letter please contact Obote Hope on 020 7974 2555.

**Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision.**

It is important to us to find out what our customers think about the service we provide. To help, we would be very grateful if you could take a few moments to complete our pre application enquiry survey. We will use the information you give us to monitor and improve our services.

[Planning applicants survey - We Are Camden - Citizen Space](#)

Thank you for using Camden's pre-application advice service.

Yours sincerely,

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