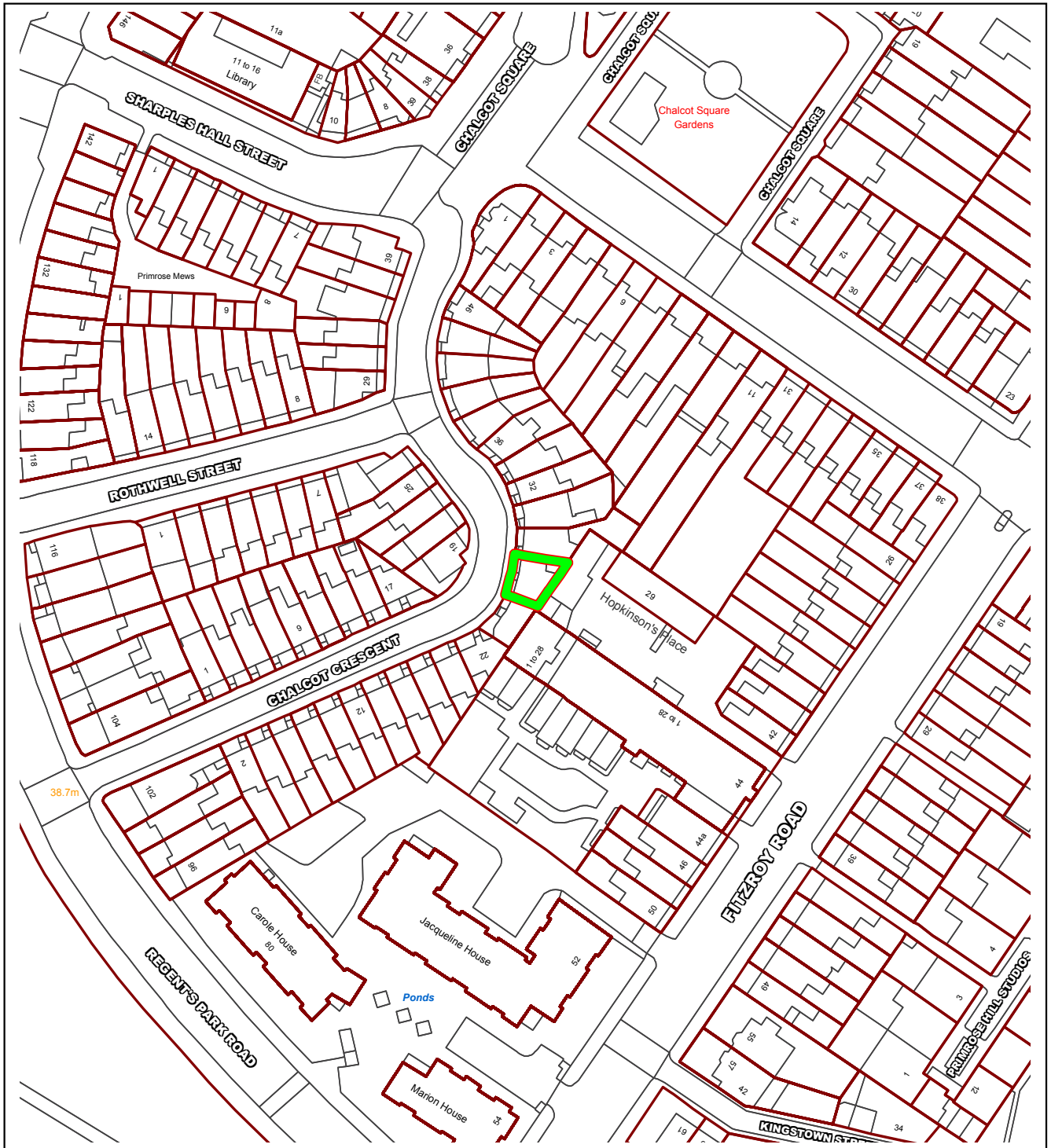


# 26 Chalcot Crescent 2018/5369/P & 2018/6031/L



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Photo 1: Front elevation



Photo 2: Rear elevation viewed from Hopkinson's Place to the rear



Photo 3: Existing two storey rear extension



Photo 4: Rear external terrace area viewed from upper floors





Photo 5: Existing rear extension viewed from external courtyard

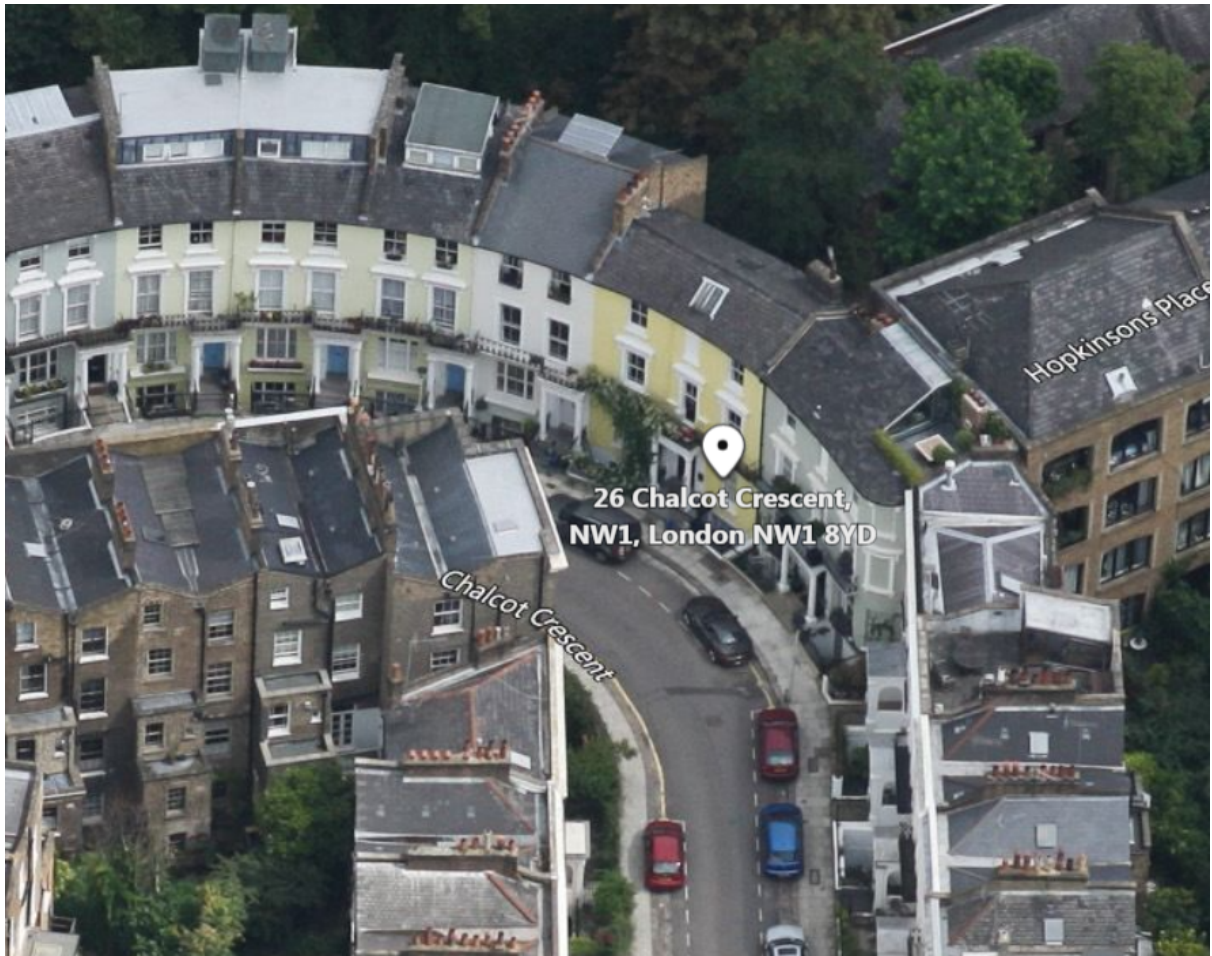


Photo 6: Aerial view of application site

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>31/12/2018</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	06/01/2019
<b>Officer</b>		<b>Application Number(s)</b>		
Laura Hazelton		1. 2018/5369/P 2. 2018/6031/L		
<b>Application Address</b>		<b>Drawing Numbers</b>		
26 Chalcot Crescent London NW1 8YD		CHA_P_001, CHA_P_021, CHA_P_022, CHA_P_023, CHA_P_025, CHA_P_031 revision A, CHA_P_032, CHA_P_041, CHA_P_121, CHA_P_122, CHA_P_123, CHA_P_131 revision A, CHA_P_141 revision A, CHA_P_142 revision A, CHA_P_201 revision A, CHA_P_202 revision A, CHA_P_211, CHA_P_221, CHA_P_222, CHA_P_231, CHA_P_232, Design Statement dated 4 October 2018, Heritage Statement dated October 2018, and Planning Statement dated 5 November 2018.		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposals</b>				
Conversion of studio flat and 2 x bedroom dwelling into single dwellinghouse; demolition and reconstruction of 2 storey rear extension; associated internal alterations and replacement steps to front lightwell.				
<b>Recommendations:</b>		1. Grant Planning Permission 2. Grant Listed Building Consent		
<b>Application Types:</b>		1. Full Planning Permission 2. Listed Building Consent		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p>Site notices were displayed between 12/12/2018 and 05/01/2019, and the applications were advertised in the local press between 13/12/2018 and 06/01/2018.</p> <p>No responses were received from neighbouring residents.</p>					
<b>CAAC comments:</b>	<p>One objection was received from the Primrose Hill Conservation Area Advisory Committee (CAAC):</p> <p>We note that 26 Chalcot Crescent is a Listed Building in an outstanding group of Listed Buildings which contribute positively, individually and as a group, to the character and appearance of the conservation area. Our objections are made in this context.</p> <p>Proposed rooflights, front and rear elevations. We object strongly to the proposed replacement and new rooflights. The simple slope of the roof to the eaves at front and rear is of special significance in the conservation area supplementing the surviving visual continuity of the Crescent. Section AA shows how the proposed rooflights would project above the roof slope, significantly disrupting the simple slope and surviving continuity. We acknowledge that a rooflight exists in the front slope, and advise that a conservation-style rooflight, sitting within the slate finish, might be acceptable. While we would regret the insertion of a new rooflight to the unspoiled rear roof, a conservation-style rooflight might be acceptable. We would need to review revised drawings.</p> <p>Proposed windows and external doors.</p> <p>W-01. We acknowledge that the proposed replacement window is acceptable in the place of the existing window. We have no objection to the lowered cill height.</p> <p>D-01. We object strongly to the increased width to the opening and to the proposed framing which is clumsy and disproportionate in the context of the original openings above and to the larger front elevation, to the scale of the front area, and to the lower-ground floor room, which is a subordinate space in the hierarchy of the house, and which has appropriate forms and details.</p> <p>D-02. We object strongly to the increased width to the opening and to the proposed framing which is clumsy and disproportionate in the context of the original openings above, and to the scale of the lower-ground floor room, which is a subordinate space in the hierarchy of the house and which has appropriate forms and details.</p> <p>Replacement conservatory. We have no objection to the replacement conservatory and rear extension.</p> <p><u>Officer Response</u></p> <p><i>Rooflights – The design of the rooflights was amended during the course of the application. Please refer to paragraph 4.6.</i></p> <p><i>D-01 – Please refer to paragraph 4.7.</i></p> <p><i>D-02 – Please refer to paragraph 4.7.</i></p>					

## Site Description

26 Chalcot Crescent forms part of a Grade II listed terrace of 12 stucco houses with rusticated ground floors, dating from c.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. The building has been subdivided in the past and has a separate self-contained flat at basement level. The whole building is unoccupied.

## Relevant History

There are no planning, enforcement or building control records for this property.

## Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy H1 Maximising housing supply

Policy H3 Protecting existing homes

Policy H6 Housing choice and mix

Policy H7 Large and small homes

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Parking and car-free development

Camden Planning Guidance

CPG1 (Design) 2015

CPG6 (Amenity) 2011

CPG7 (Transport) 2011

Primrose Hill Conservation Area Statement 2000



## Assessment

### 1.0 Proposal

1.1 Planning permission and listed building consent are sought for the following works:

- The demolition of the existing two storey rear extension at ground and lower ground floor level and the erection of a replacement extension of the same footprint and massing.
- Replacement of one window and installation of one new window to rear elevation at second floor level. Both to match existing fenestration.
- Widened window openings to front and rear elevations at lower ground floor level.
- Replacement rooflights to front and rear roofslope.
- Installation of a new cast metal and stone external stair to the basement flat.
- Internal works including new staircase, rationalisation of the internal stair hall and plan form, new mouldings, skirtings and architraves throughout.

### Revisions

1.2 During the course of the application, the following revisions were made to the proposal:

- Design, size and location of two rooflights to front and rear roofslopes amended.
- Previously proposed double glazing replaced with single glazing

### 2.0 Assessment

2.1 The principle planning considerations are considered to be the following:

- Land use – loss of residential dwellings.
- Design – impact of the development on the special character of the host building, the setting of the adjacent listed buildings and the character and appearance of the wider conservation area;
- Amenity – impact of the development on neighbouring residents in terms of outlook, daylight/sunlight, and privacy.

### 3.0 Land Use

3.1 The proposals would result in the loss of one studio flat to create a single dwellinghouse. The self-contained flat at basement level would be retained. Policy H3 seeks to protect individual self-contained houses and flats. Specifically, this policy resists development that would involve the net loss of two or more homes, unless they:

- Create large homes in a part of the borough with a relatively low proportion of large dwellings;
- Enable affordable homes to be adapted to provide the affordable dwelling sizes that are most needed;  
or
- Enable sub-standard units to be enlarged to meet residential space standards.

3.2 Given that the proposal would result in the loss of just one studio which is identified as being a low priority dwelling size by policy H7, and the fact that the studio has a substandard internal floor area of 30sqm, the loss of one residential unit is considered acceptable and would not result in demonstrable harm to the housing stock in the borough.

### 4.0 Design

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan 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.

4.2 Camden's Development Policies Document is supported by CPG1 (Design) and the Primrose Hill Conservation Area Statement.

#### Rear Extension

4.3 With regard to rear extensions, Policy PH27 of the Primrose Hill Conservation Area statement specifies that extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

4.4 The existing rear extension is a more recent addition, and is not considered to be of particular architectural merit. The proposed replacement would be lightweight and subordinate, with timber-framed windows, and is not considered to compete with the architectural language of the host building. There is no uniformity to the rear elevation of the wider terrace, and given that it would be of the same footprint of the existing extension, it is not considered to affect the group dynamics or harm the special character of the wider terrace of listed properties. Although the extension would feature more glazing than the existing extension, it would have more of a lightweight conservatory appearance, and is considered an appropriate addition to the host building.

#### Internal works

4.5 During officer site visits, it was evident that the internal floorplan of the building had undergone extensive alteration in the past with various modern partitions installed. There are few internal architectural features of note. The proposed alterations to the floorplan are acceptable, enabling the legibility of the original floorplan to remain.

#### Other works

4.6 The proposals were revised during the course of the application to remove the unacceptable double glazing, and to amend the proposed rooflights to a more sympathetic design. Concern was initially raised regarding the installation of new/altered rooflights which would not usually be considered acceptable to a prominent listed building. However, the applicant provided additional evidence demonstrating that rooflights had been installed to the front and rear roofslope since at least the turn of the century, prior to the building's listing. The proposed replacements would be a more sympathetic design than the existing rooflights, and as such, are acceptable in this instance.

4.7 The proposals include alterations to existing windows and doors to the front and rear elevations at lower ground floor level. To the front elevation, the existing window to the right of the entrance would have its cill lowered and new timber sash windows installed. The replacement windows would be more sympathetic than the existing, and would not result in a harmful loss of historic fabric. To the left hand side, the existing two-pane French doors and side window would be replaced with new, timber doors. Although they would be slightly wider than the existing doors, they would be sympathetic to the existing fenestration in terms of size, design and materials, and the Council's Conservation Officer considers them to be an improvement on the existing door design. To the rear, the existing doorway to the external terrace area would be widened and new timber double doors installed. Given that there is no uniformity to the rear elevation of the wider terrace, the alteration is not considered to harm the spatial hierarchy of the building's fenestration or affect the group dynamics or harm the special character of the wider terrace of listed properties.

4.8 The existing metal staircase from street level down to the basement unit would be replaced with a new black metal staircase with Portland stone steps. The proposed replacement is considered sympathetic to the character of the host building and streetscene in terms of design and materials and would be an improvement on the existing staircase.

4.9 The Council's Conservation Officer has assessed the proposals and does not object to the development.

4.10 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013 is relevant in the determination of any listed building consent application. This section provides that in considering whether to grant listed building consent for any works to a Listed Building special regard must be had to the desirability of preserving the building or its setting

or any features of special architectural or historic interest which it possesses.

4.11 The effect of this is that there is a statutory presumption in favour of the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.

4.12 Section 72 of the Planning (Listed Buildings and Conservation Areas Act 1990) also requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

4.13 In this instance, the proposed development is considered sympathetic and subordinate to the host listed building and would not cause harm to its special character. The proposals would preserve the architectural interest, character and appearance of the host building, wider listed terrace and this part of the Primrose Hill Conservation Area, in accordance with policies D1 and D2 of the Camden Local Plan.

## **5.0 Amenity**

5.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. Factors to consider, and which are particularly relevant in this case, include sunlight, daylight, outlook, visual privacy and overlooking.

5.2 Given that the proposed replacement rear extension would be of the same size and massing as the existing extension, it is not considered to materially impact the opportunity for overlooking of neighbouring properties. It is noted that additional glazing would be introduced to the rear elevation of the extension; however, this would be predominantly south east facing over the outside space of 28 Hopkinson's Place which is not in residential use. There would be a small section of glazing to the side elevation, but this would not directly face any of the residential windows of neighbouring building 1-28 Hopkinson's Place. Likewise, given the location and nature of the proposals, they would not impact neighbouring daylight/sunlight or outlook.

## **6.0 Recommendation**

6.1 Grant planning permission and listed building consent.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14<sup>th</sup> January 2019, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Paradigm Planning Ltd  
PM House Riverway Estate  
Old Portsmouth Road  
Guildford  
GU3 1LZ

Application Ref: **2018/6031/L**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 1017

4 January 2019

**DRAFT**

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**26 Chalcot Crescent**  
**London**  
**NW1 8YD**

**DECISION**

Proposal: Internal alterations associated with conversion to single dwellinghouse; demolition and reconstruction of 2 storey rear extension; and replacement steps to front lightwell.

Drawing Nos: CHA\_P\_001, CHA\_P\_021, CHA\_P\_022, CHA\_P\_023, CHA\_P\_025, CHA\_P\_031 revision A, CHA\_P\_032, CHA\_P\_041, CHA\_P\_121, CHA\_P\_122, CHA\_P\_123, CHA\_P\_131 revision A, CHA\_P\_141 revision A, CHA\_P\_142 revision A, CHA\_P\_201 revision A, CHA\_P\_202 revision A, CHA\_P\_211, CHA\_P\_221, CHA\_P\_222, CHA\_P\_231, CHA\_P\_232, Design Statement dated 4 October 2018, Heritage Statement dated October 2018, and Planning Statement dated 5 November 2018.

The Council has considered your application and decided to grant 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.

Executive Director Supporting Communities



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: CHA\_P\_001, CHA\_P\_021, CHA\_P\_022, CHA\_P\_023, CHA\_P\_025, CHA\_P\_031 revision A, CHA\_P\_032, CHA\_P\_041, CHA\_P\_121, CHA\_P\_122, CHA\_P\_123, CHA\_P\_131 revision A, CHA\_P\_141 revision A, CHA\_P\_142 revision A, CHA\_P\_201 revision A, CHA\_P\_202 revision A, CHA\_P\_211, CHA\_P\_221, CHA\_P\_222, CHA\_P\_231, CHA\_P\_232, Design Statement dated 4 October 2018, Heritage Statement dated October 2018, and Planning Statement dated 5 November 2018.

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.

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 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 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 2018.

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**

Application ref: 2018/5369/P  
Contact: Laura Hazelton  
Tel: 020 7974 1017  
Date: 4 January 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Paradigm Planning Ltd  
PM House Riverway Estate  
Old Portsmouth Road  
Guildford  
GU3 1LZ

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**26 Chalcot Crescent**  
**London**  
**NW1 8YD**

Proposal: Conversion of studio flat and 2 x bedroom dwelling into single dwellinghouse; demolition and reconstruction of 2 storey rear extension; associated internal alterations and replacement steps to front lightwell.

Drawing Nos: CHA\_P\_001, CHA\_P\_021, CHA\_P\_022, CHA\_P\_023, CHA\_P\_025, CHA\_P\_031 revision A, CHA\_P\_032, CHA\_P\_041, CHA\_P\_121, CHA\_P\_122, CHA\_P\_123, CHA\_P\_131 revision A, CHA\_P\_141 revision A, CHA\_P\_142 revision A, CHA\_P\_201 revision A, CHA\_P\_202 revision A, CHA\_P\_211, CHA\_P\_221, CHA\_P\_222, CHA\_P\_231, CHA\_P\_232, Design Statement dated 4 October 2018, Heritage Statement dated October 2018, and Planning Statement dated 5 November 2018.

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: CHA\_P\_001, CHA\_P\_021, CHA\_P\_022, CHA\_P\_023, CHA\_P\_025, CHA\_P\_031 revision A, CHA\_P\_032, CHA\_P\_041, CHA\_P\_121, CHA\_P\_122, CHA\_P\_123, CHA\_P\_131 revision A, CHA\_P\_141 revision A, CHA\_P\_142 revision A, CHA\_P\_201 revision A, CHA\_P\_202 revision A, CHA\_P\_211, CHA\_P\_221, CHA\_P\_222, CHA\_P\_231, CHA\_P\_232, Design Statement dated 4 October 2018, Heritage Statement dated October 2018, and Planning Statement dated 5 November 2018.

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).
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Yours faithfully

**DRAFT**

**DECISION**