

Application ref: 2018/5369/P  
Contact: Laura Hazelton  
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Date: 16 January 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Paradigm Planning Ltd  
PM House Riverway Estate  
Old Portsmouth Road  
Guildford  
GU3 1LZ

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 revision A, CHA\_P\_025, CHA\_P\_031 revision A, CHA\_P\_032 revision A, CHA\_P\_041 revision A, 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 revision A, CHA\_P\_025, CHA\_P\_031 revision A, CHA\_P\_032 revision A, CHA\_P\_041 revision A, 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 Reasons for granting permission.

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 all housing floorspace and resists development that involves the net loss of 2+ homes. Given that the proposal would result in the loss of just one studio which is a low priority dwelling size, and the fact that the studio has a substandard internal floor area of 30sqm, the proposals would not result in harm to the housing stock in the borough.

The proposed changes to the building include the replacement of the existing unsympathetic rear extension, installation of new windows, replacement rooflights, new internal staircase, rationalisation of the internal stair, new mouldings, skirtings and architraves, and a new external stair to the basement flat. 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, and would not 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.

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. Overall, the proposals are considered to preserve the special interest of the host listed building and the character of this part of the Conservation Area, in accordance with policies D1 and D2.

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. Although rooflights would not usually be considered acceptable, they would replace existing rooflights which have been installed since the turn of the century prior to the building's listing, and as such, are acceptable in this instance.

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. Likewise, the proposals would not impact neighbouring daylight/sunlight or outlook. As the proposals would result in a reduction in the number of dwellings at the site, it is not considered necessary to secure the development as car-free.

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

No comments have been received prior to the determination of the application. The planning history of the site has been taken into account when coming to 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 under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies H3, H7, A1, 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 2018.

- 2 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).
- 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

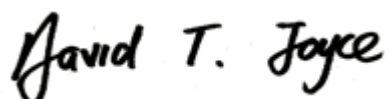
Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

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