

Application ref: 2018/6084/P  
Contact: Obote Hope  
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Date: 18 February 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Studio Weave  
2nd Floor, 217 Mare Street  
London  
E8 3QE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

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

Proposal: Partial infill of the existing front porch at basement level, replacement of lightwell staircase and lowering of floor level to two front vaults; installation of closet wing windows; erection of garden level rear extension and alterations to rear landscaping.

Drawing Nos: 0236\_P\_(L)a001\_R01, 0236\_P(L)002, 0236\_P(L)003, 0236\_P(L)004, 0236\_P(L)005, 0236\_P(L)007, 0236\_P\_(L)a010\_R01, 0236\_P\_(L)011, 0236\_P\_(L)a012\_R01, 0236\_P\_(L)a020\_R01, 0236\_P\_(L)a021\_R01, 0236\_P\_(L)a023, 0236\_P\_(L)d002\_R01, 0236\_P\_(L)d003, 0236\_P\_(L)d004, 0236\_P\_(L)d010\_R01, 0236\_P\_(L)d011, 0236\_P\_(L)d012, 0236\_P\_(L)d020\_R01, 0236\_P\_(L)d021, 0236\_P\_(L)100, 0236\_P\_(L)101\_R01, 0236\_P\_(L)102, 0236\_P\_(L)103, 0236\_P\_(L)104, 0236\_P\_(L)105, 0236\_P\_(L)200\_R01, 0236\_P\_(L)201\_R01, 0236\_P\_(L)202\_R01, 0236\_P\_(L)300\_R01, 0236\_P\_(L)301\_R01, ORD/286/SK01, Heritage Statement commissioned by Studio Weave Architecture dated 11 December 2018 and Landscaping statement commissioned by Studio Weave Architecture dated 11th December 2018.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: 0236\_P\_(L)a001\_R01, 0236\_P(L)002, 0236\_P(L)003, 0236\_P(L)004, 236\_P(L)005, 0236\_P(L)007, 0236\_P\_(L)a010\_R01, 0236\_P\_(L)011, 0236\_P\_(L)a012\_R01, 0236\_P\_(L)a020\_R01, 0236\_P\_(L)a021\_R01, 0236\_P\_(L)a023, 0236\_P\_(L)d002\_R01, 0236\_P\_(L)d003, 0236\_P\_(L)d004, 0236\_P\_(L)d010\_R01, 0236\_P\_(L)d011, 0236\_P\_(L)d012, 0236\_P\_(L)d020\_R01, 0236\_P\_(L)d021, 0236\_P\_(L)100, 0236\_P\_(L)101\_R01, 0236\_P\_(L)102, 0236\_P\_(L)103, 0236\_P\_(L)104, 0236\_P\_(L)105, 0236\_P\_(L)200\_R01, 0236\_P\_(L)201\_R01, 0236\_P\_(L)202\_R01, 0236\_P\_(L)300\_R01, 0236\_P\_(L)301\_R01, ORD/286/SK01, Heritage Statement commissioned by Studio Weave Architecture dated 11 December 2018 and Landscaping statement commissioned by Studio Weave Architecture dated 11th December 2018.

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

#### Informatives:

- 1 Reasons for granting permission:

4 Chalcot Crescent is part of a Grade-II listed terrace of c.1850, located in the Primrose Hill Conservation Area. Their special interest is heavily vested in the decoration and fine detailing of their stucco front facades, whilst the rear is also consistent in design with little-altered stock-brick rear facades.

Planning permission is sought to erect a single storey infill extension to the rear closet wing at basement level, following the widening the existing opening to the rear elevation. The extension would measure approximately 3.0m in height, 2.5m in width and 2.5m in depth, the proposal would extend and lower the floor level in the rear garden to full width. To the front elevation, it is proposed to remove the spiral staircase which would be replaced with a straight concrete staircase between the ground and lower-ground floor along with lowering the vault by approximately 300mm. The proposed alterations to the front elevation are considered acceptable and the changes would help to unite the host building with the neighbouring properties within the terrace.

The rear extension 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. In addition, the design of the new opening would be sympathetic to the host building and incorporate a brick arch that would further enhance the aesthetic of the host building.

It is proposed to partially lower the existing sunken patio area by approximately 444mm and install new pavement stone. The existing landscaping is of low quality, the proposed scheme is considered to be an improvement. The tree officer was consulted and confirmed that the flowered Maple and Laurel trees around the perimeter of the site would be adequately protected. Thus, no objection to the works proposed.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

No objections have been received prior to 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 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.

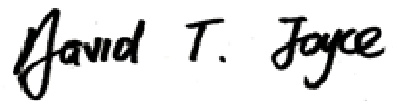
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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