

Application ref: 2018/6259/L  
Contact: Obote Hope  
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Date: 18 February 2019

**Development Management**  
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Studio Weave  
2nd Floor, 217 Mare Street  
London  
E8 3QE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**4 Chalcot Crescent  
London  
NW1 8YD**

Proposal: Partial infill of the existing front porch at basement level, replacement of lightwell staircase, damp proofing, addition of insulation 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; various internal alterations including those associated with new bathroom at 1st floor and rear extension.

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 Listed Building Consent subject to the following conditions:

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.

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: 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: 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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Drawings including sections at 1:20 of the lightwell staircase and interface with existing railings;

c) Sample materials of all cladding/external materials to the rear extension;

d) Details of new pipe runs and plumbing (internal and external) associated with the new first floor bathroom.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of

the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 5 The rooflight to the rear closet wing shall be of conservation type, black painted metal lying flush to the roofslope.

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.

- 6 All new brickwork should match the existing in terms of colour, texture, bond and mortar mix and finish.

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.

#### Informatives:

- 1 Reason for granting listed building consent:

4 Chalcot Crescent forms part of a Grade II listed terrace of 11 stucco houses with rusticated ground floors, built c.1850 and situated in the Primrose Hill Conservation Area.

The proposals are 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 include elements of the approved applications (ref 2017/2841/P 2017/1444/L) which included damp-proofing, insulation and lowering the floor level of two front vaults at basement and erection of a conservatory extension.

At basement level the widening of the existing opening to rear elevation is considered acceptable in principle. It is noted that there are a variety of door widths and styles within the group along the terrace and widening of the doors has been granted on other properties in recent years, including at No.6 Chalcot Crescent (2017/3703/P) and 18 Chalcot Crescent (2015/4548/P). The existing door is not original, the new opening is in scale with other fenestration and the retention of surrounding masonry is sufficient to preserve appropriate solid to void ratios. Therefore, the design of the new opening would be sympathetic to the host building and incorporate a brick arch, it is concluded that the works would respect the significance of the listed building.

In widening the existing opening on the side wall of the closet wing the nibs and bulkhead would be retained to retain the legibility of the original floorplan and therefore this element of the proposal is acceptable. Building up the parapet of the closet extension slightly above the window is supported, subject to a condition securing new brickwork to match the existing in terms of colour, texture, bond and mortar mix and finish.

The existing lightwell stairs to the front elevation are modern, tight and impractical. Thus, the principal of replacing the stairs with concrete stairs to match others in the group is supported. However, the existing vault door is of merit and should be retained, the vault door can simply be closed up.

The proposal would install a bathroom where the existing study is located. No objection is raised as this element would retain the plan form of the building. At first floor level the removal of the bathroom in the closet extension and installing it in the existing rear bedroom is acceptable in principle. It is noted that the existing pipe runs have been installed in a very unsympathetic manner and whilst the installation of a bathroom in this room would require new pipe runs, this does provide the opportunity to do so in a manner more sympathetic to the host building. Details would be secured by condition of the new plumbing and pipe runs.

It is proposed that a new rooflight would be installed in the closet wing extension. No objection is raised to this in principle subject to a condition that it is a conservation rooflight which sits flush to the rear roof slope. To the rear elevation, no objection to the proposed appearance of the extension as it would read as a visually lightweight and subordinate extension to the main house. The proposed new fenestration is complementary to the host building.

- 2 The internal and external works have been reviewed by a conservation officer and the proposed alterations would generally improve the integrity of the listed building.

Notwithstanding this, conditions would be attached requiring details of internal and external elements to ensure they are in keeping with the historical significance of the building.

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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 3 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).
- 4 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.

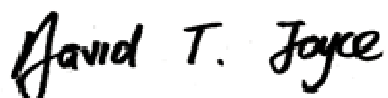
- 5 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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