

Application ref: 2018/6139/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 3 May 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Powell Tuck Associates  
6 Stamford Brook Road  
london  
W6 0XH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**20 Chalcot Square  
London  
NW1 8YA**

Proposal: Erection of a single storey extension to the rear elevation at basement, installation of metal staircase and balustrade for a roof terrace at ground floor level, alterations to the front, rear and side facade/fenestration and conversion of the existing basement flat into a dwellinghouse.

Drawing Nos: 00 REVP1, 01 REVP1, 02 REVP1, 03 REVP1, 04 REVP1, 05 REVP1, 06 REVP1, 07 REVP1, 08 REVP1, 10 REVP2, 11 REVP2, 12 REVP3, 13 REVP2, 14 REVP3, 15 REVP3, 16 REVP3, 17 REVP3, 18 REVP3, Design and Access Statement commissioned by Powell Tuck Associates Ltd REVP2 and Heritage Statement commissioned by AHP dated April 2019.

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: 00 REVP1, 01 REVP1, 02 REVP1, 03 REVP1, 04 REVP1, 05 REVP1, 06 REVP1, 07 REVP1, 08 REVP1, 10 REVP2, 11 REVP2, 12 REVP3, 13 REVP2, 14 REVP3, 15 REVP3, 16 REVP3, 17 REVP3, 18 REVP3, Design and Access Statement commissioned by Powell Tuck Associates Ltd REVP2 and Heritage Statement commissioned by AHP dated April 2019.

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

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include;
- i. a detailed scheme of maintenance
  - ii. showing a variation of substrate depth with peaks and troughs
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting planning permission:

Planning permission is sought for the erection of a single storey rear extension at lower-ground floor level, the installation of a metal external staircase with metal balustrade for a proposed ground floor roof terrace including alterations to the fenestration/façade treatment to the front, rear and side elevations.

To the rear flank elevation a new metal screen is proposed that would setback from the building edge that masks the existing void space between the first and second floors. There is no objection to the proposed works in terms of design and appearance.

The rear patio measures approximately 7.5m in depth and 6.2m in width and is "split-level" and bounded by an adjoining garden and brick boundary wall. The eastside boundary wall, of the modern redevelopment at No 8 Fitzroy Road rises up to second floor level next to the main flank wall of No. 20 Chalcot Square. It is proposed to demolish the existing external staircase and storage area and erect a single storey extension with green roof above. The infill extension at lower-ground floor level would align with the existing rear structure of the building. The proposed extension would measure approximately 3.5m in depth, 5.0m in width and 3.2m in height. The principle of the infill extension is considered acceptable in terms of its setting within the rear façade and would retain the established building line. It would be subordinate to the main house, appropriate in design and materials, and would not compromise the architectural interest of the rear elevation nor neighbouring buildings.

At basement level, it is proposed to install an external metal staircase to provide access to the proposed terrace with metal runners for planters and use the flat roof as a terrace. The detailed design of the additional storey is considered to be appropriate, using stock brick, green roofing and wall for the exterior would be welcomed on its environmental merits as well, according with policy CC2. It is proposed to install a new roof light, the roof light would be of a modest size and flush with the flat roof at first floor level. The proposed alterations to the rear elevation are considered acceptable and the changes would help to unite the host building with the neighbouring properties within the terrace.

- 2 Local Plan Policy H7 states that the Council will aim to secure a range of homes of different sizes that will contribute to the creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply. The Council will seek to ensure that all housing development, including the conversion of existing homes and non-residential properties contributes to meeting the priorities set out in the Dwelling Size Priorities Table and includes a mix of large and small homes.

The proposal for the loss of the basement flat would be complaint with policy H3 as the proposal would result in the loss of only one flat.

The proposed single storey extension at lower-ground floor level with terrace above would be set behind the high boundary wall to the flank elevation with number 19 Chalcot Square and would not have any material impacts on neighbouring amenity.

Given that the proposed basement flat would be converted into a single residential dwelling, there would be a decrease in the existing parking provision. Thus, the requirement for s106 for 'car free' or 'car capped' would not be applicable in this instance.

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

One objection has been received and addressed separately. 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, D2 and H3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 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.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works

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 2019.

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, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer