

Application ref: 2019/4205/L
Contact: Alyce Jeffery
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Date: 16 October 2019

Development Management
Regeneration and Planning
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Brian O'Reilly Architects
31 Oval Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
5 Chalcot Crescent
London
NW1 8YE

Proposal: Erection of replacement rear conservatory; replacement of the existing metal balustrade with brick parapet at first floor level; installation of walk-on glass to block the existing void between lower ground and ground floor; block up the bathroom access from lower ground bedroom and restore the original access at lower ground landing; block up the bathroom access from second floor level and restore the original access at second floor landing; replacement brick steps and landscaping to the rear garden.

Drawing Nos: Design and Access Statement; 483-600, 483-601, 483-602; Site Plan 483-101-E/A; 483-102-P/A; 483-103-P/A; 483-200-P/B; 483-300-P/B; 483-301-P/B.

The Council has considered your application and decided to grant Listed Building Consent 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.

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:
Design and Access Statement; 483-600, 483-601, 483-602; Site Plan 483-101-E/A; 483-102-P/A; 483-103-P/A; 483-200-P/B; 483-300-P/B; 483-301-P/B.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of 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. All fabric repairs should be undertaken with traditional materials where possible, and bricks are to match existing and lime mortar is to be used in the construction and repair of all brickwork.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The site is Grade II listed, 19th century dwelling that makes a very strong contribution to the character and appearance of the streetscape and the Primrose Hill conservation area.

The applicant proposes to replace the existing mid 90s rear conservatory with a new and enlarged conservatory. It would remain the same depth and similar design, however the replacement conservatory would extend further in height up to the existing first floor balcony. Given the minimal enlargement, and similar use of materials and design, the replacement conservatory is considered acceptable as it would not result in harm to the character and appearance of the listed building or surrounding conservation area. Further details of the rear conservatory are required and will be secured by way of a condition.

The existing first floor rear balcony metal balustrade would be replaced by a brick parapet which would sit slightly lower than the existing railings. Although the conservatory differs from many of the existing two storey brick extensions in the area, the masonry would be in keeping with the existing brick parapets present along Chalcot Crescent, Rothwell Street (to the rear) and Regents Park Road (to the west) and as such, no objections are raised.

The existing access from inside the property to the rear garden presents an awkward arrangement for occupants. The applicant proposes to demolish the existing steps and replace them with a more user friendly arrangement down to the rear garden, as well as replace the existing outward opening door with an inward opening door. Various pipes to the rear elevation would be removed or relocated to a more sensitive location. The existing non-original small rear elevation window would also be replaced with a more traditional style window

that would reflect the original character and appearance of the host building. The external alterations are considered to be acceptable as they would not result in harm to the character and appearance of the listed building.

The installation of walk-on glass to block the existing void between lower ground and ground floor would provide additional useable floor space within the existing dining area and is considered acceptable as it would not harm the character and appearance of the listed building.

The applicant proposes to block up the bathroom access from lower ground bedroom and restore the original access at lower ground landing and block up the bathroom access from second floor level and restore the original access at second floor landing. No objections are raised to the bathroom alterations as they would restore the bathroom access to their original layout.

The applicant is advised that all fabric repairs should be undertaken with traditional materials where possible, and bricks are to match existing and lime mortar is to be used in the construction and repair of all brickwork.

Overall, the proposed development is considered acceptable in terms of the impact upon the character and appearance of the host building, the listed terrace and the wider conservation area. The works would preserve the significance of the listed building and its historic features.

- 2 Amendments were sought throughout the life of the application, originally the applicant proposed to remove the second floor ceiling to expose the roof rafters and insert two rooflights to the butterfly roof, however officers considered these elements to be detrimentally harmful to the historically fabric of the listed building and requested they be omitted from the proposal. Revised drawings were received and officers now consider the proposal to be acceptable.

An objection was received by the Primrose Hill Conservation Area Advisory Committee with regards to the brick parapet, however this was later withdrawn following discussions with officers regarding existing brick parapets present in the immediate vicinity.

The application site's planning history has been taken into account when coming to this decision.

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

As such, the proposed development is in general accordance with policy D2 (Heritage) of the London Borough of 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 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 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. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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