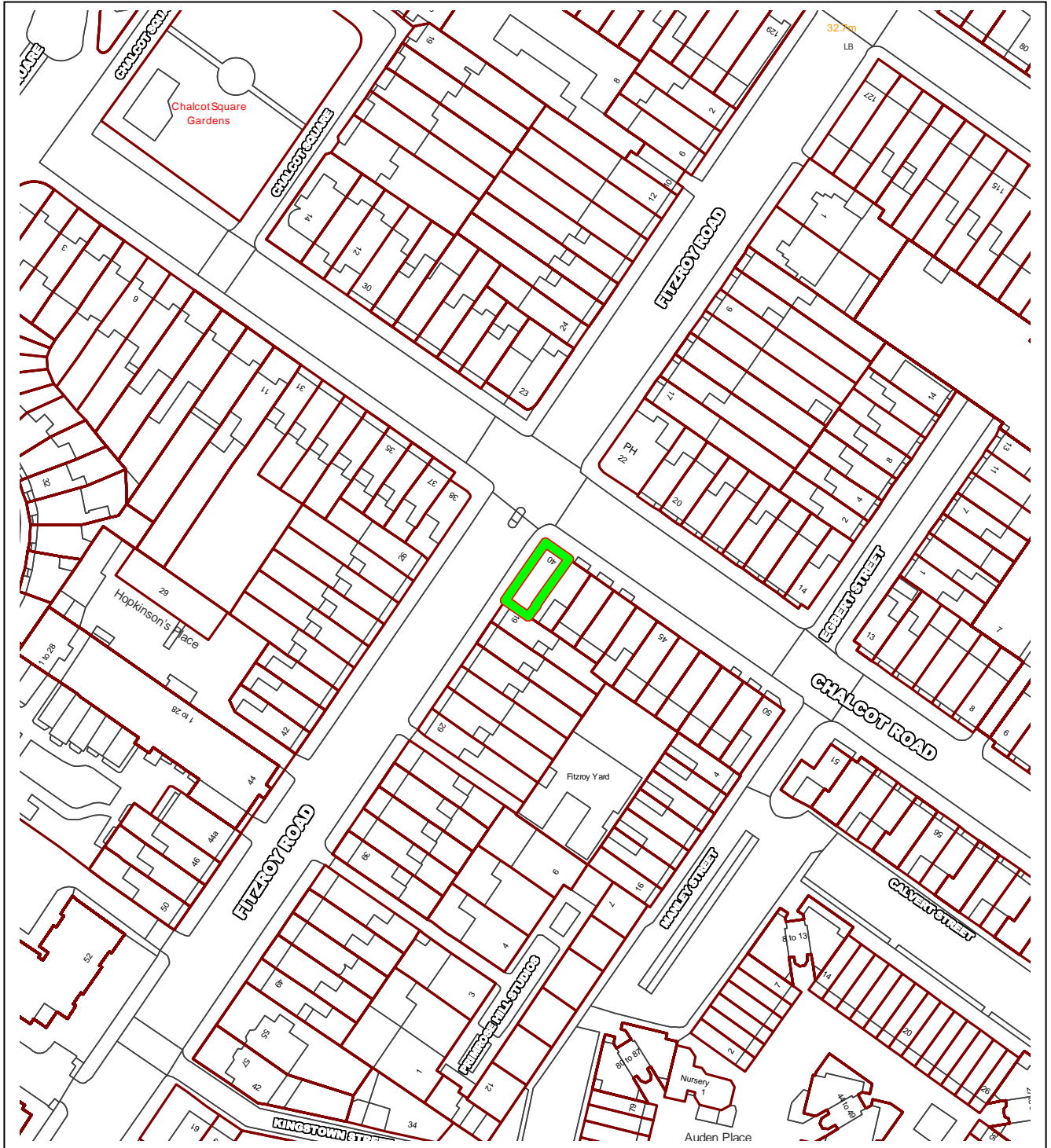


40 Chalcot Road 2019/5430/P



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Existing frontage to Fitzroy Road



Existing frontage to Chalcot Road



Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	10/01/2020
		N/A	Consultation Expiry Date:	16/02/2020
Officer			Application Number(s)	
Josh Lawlor			2019/5430/P	
Application Address			Drawing Numbers	
40 Chalcot Road London NW1 8LS			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of plant equipment and rooflight to rear flat roof, replacement of front and side door at ground floor, enlargement of window to front lightwell.				
Recommendation(s):		Grant conditional planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	0	No. of objections	0
Summary of consultation responses:	<p>A site notice was displayed outside the site on Chalcot Road on 17/01/2020</p> <p>The application was publicised in the local press from the 23/01/2020 to the 16/02/2020</p> <p>No comments or objections were received.</p>					
Local groups comments:	<p>A letter of objection was received from the Primrose Hill CAAC (PHCAAC), the objection can be summarised as:</p> <ol style="list-style-type: none"> The PHCAAC noted that we had had pre-application discussion on the application. They have no objection to the application, with the exception of the details of the new window to the lower ground floor / front area, which they advise should have traditional glazing bars, possibly subdividing the window into 6 panes. The shopfront is an important element of the building on this prominent corner in the heart of the conservation area. While the window proposed is modern, the subdivisions requested would give the window a better relationship to the proportions of the rest of the elevation, and enhance the character of the light well as a consistent part of the original building. They welcome the other proposed upgrades to this area, the steps and removal of the decking. <p>Officer response to point above:</p> <ol style="list-style-type: none"> Whilst it would be preferable for the window at basement to be of more traditional design, the window serves a lightwell and would not be read as part of the front elevation. The location of the window at lower ground floor has limited visibility from street level therefore it is not considered to be an objectionable alteration to the building. 					

Site Description

The building is a three storey end of terrace building located on the corner of Chalcot Road and Fitzroy Road. The building is located within the Primrose Hill Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area. The ground floor and basement are in use as a brasserie with residential occupiers above. The site is also located within the Chalcot Road Neighbourhood Centre.

Relevant History

None Relevant

Relevant policies

National Planning Policy Framework 2019

The London Plan (2016) as amended
The London Plan (intended to publish) 2019

Camden Local Plan (2017)

- A1 Managing the impact of development
- A4 Noise and vibration
- D1 Design
- D2 Heritage
- C6 Access for all
- G1, Delivery and location of growth
- CC1 Climate change mitigation

Camden Planning Guidance

- [Amenity CPG - March 2018](#)
- [Design CPG - March 2019](#)
- [Altering and extending your home CPG - March 2019](#)

Primrose Hill Conservation Area Appraisal and Management Strategy 2000

Assessment

1. The proposal

1.1. The proposal is for the installation of replacement plant equipment and rooflight to rear roof, replacement of front and side door at ground floor, enlargement of window to front lightwell through dropping the cill by 600mm. The existing plant equipment and water tank to the rear flat roof would be removed. The existing timber platform over the front lightwell would also be removed.

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- The effects upon the character and appearance of the host property, and surrounding Primrose Hill Conservation area (Design and Heritage)
- The effects on the residential amenities of neighbouring occupiers (Residential Amenity)
- Compliance with C6 Access for all

3. Design and Heritage

- 3.1. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Policy D2 states that the Council will preserve and enhance Camden's heritage assets and their settings, including conservation areas. The Council will not permit development that results in harm that is less than substantial to the significance of the heritage asset unless the public benefits of the proposal significantly outweigh that harm.
- 3.2. The proposed side entrance door to provide access from Fitzroy Road would be positioned forward from the existing position. This would match property opposite at no. 38 Chalcot Road and is considered to be an acceptable alteration to this elevation. The addition of a step to the front entrance is considered acceptable in this instance as level access would be created for the Fitzroy Road access point. The proposal would therefore comply with policy C6 and allow the access for all.
- 3.3. The removal of the timber platform to the front light well would enhance the appearance of the building. The lowering of the window cill to the front lightwell is a minor alteration that would not harm the appearance of the building. It is noted that this window is not readily visible from the public realm. Whilst the design of the window would not entirely match the windows above, the lack of visibility of this window would mean that it would not harm the character and appearance of the host building.
- 3.4. The enlargement of the rooflight to the rear flat roof would have minimal impact on the character and appearance of the building. The existing plant equipment to the rear flat roof would be rationalised and the water tank removed. This would de-clutter this elevation which is a welcomed enhancement to the building. The proposed plant equipment would be located in the same location as the existing equipment and not harm the appearance of the building. The new plant equipment would not be visible from the public realm and as such is considered acceptable. Overall the proposals would not have a detrimental impact on the character and appearance of the host building or wider Primrose Hill Conservation Area and are in compliance with policies D1 and D2 of the Camden Local Plan.
- 3.5. 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.

4. Residential Amenity

- 4.1. Policy A1 of the Camden Local Plan seek to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.
- 4.2. The Council's Environmental Health Officer has reviewed the submitted noise report and has confirmed that the proposed plant equipment would be acceptable subject to mitigation measures secured via condition. The two conditions are attached to the decision are to ensure that the proposals would not harm the amenities of neighbouring premises in terms of noise and vibration. The other elements of the proposal consist of minor alterations that would not cause harm to neighbouring amenity. The proposals are in accordance with policies A1 and A4 of the Camden Local Plan.

5. Conclusion

- 5.1. The proposed development is considered acceptable in terms of design, heritage and impact on neighbouring residential amenity. The development is deemed consistent with the objectives and policies identified above.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 2nd March 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2019/5430/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 26 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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Perseverance Works
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United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**40 Chalcot Road
London
NW1 8LS**

DECISION

Proposal:

Installation of plant equipment and rooflight to rear flat roof, replacement of front and side door at ground floor, enlargement of window to front lightwell.

Drawing Nos: 310-P02, 211-P02, 212-P02, 300-P02, 210-P02, 200-P02, 202-P02, 111-P02, 112-P02, 110-P02, 100-P02, 102-P02, Environmental Noise Assessment ref. 103939.ph.Issue1

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 policies 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 [310-P02, 211-P02, 212-P02, 300-P02, 210-P02, 200-P02, 202-P02, 111-P02, 112-P02, 110-P02, 100-P02, 102-P02, Environmental Noise Assessment ref. 103939.ph.Issue1]

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area in accordance with the requirements of policies G1, CC1, D1, A4 and A1 of the London Borough of Camden Local Plan 2017.

- 5 Plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 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.

- 3 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

Director of Regeneration and Planning