

14 Chalcot Square



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Photos – 14 Chalcot Square



1: Front and side view



2. Bird's eye view of rear

Delegated Report		Expiry Date:	25/12/2019
(Members Briefing)		Consultation Expiry Date:	08/01/2020
Officer		Application Number(s)	
David Fowler		2019/5519/P & 2019/5997/L	
Application Address		Drawing Numbers	
14 Chalcot Square London NW1 8YA		Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
Proposal(s)			
2019/5519/P Conversion of 2 basement flats into a single dwelling and rear alterations to door and windows at basement level.			
2019/5997/L Conversion of 2 basement flats into a single dwelling, with internal alterations at basement and ground floor levels and external alterations at rear basement level.			
Recommendation(s):	Grant conditional planning permission and listed building consent		
Application Types:	Full application for planning permission and application for Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	1	No. of objections	0
Summary of consultation responses:	<p>A site notice was displayed on 04/12/2019 (consultation end date 29/12/2019). A press notice was advertised on 05/12/2019 and expired on 28/12/2019.</p> <p>One comment was received in response to the public consultation from a resident on Manley Street:</p> <ul style="list-style-type: none"> - As development may impact on existing garden features, can owner work with Camden gardening contractors to recycle impacted plants, these can be usefully reallocated, reduce pollution and improve quality of life. <p><i>Officer's response: there is no impact on garden features, given the removal of the rear extension from the proposal.</i></p>			
Primrose Hill CAAC	<p>The Primrose Hill CAAC objected on the following grounds:</p> <ul style="list-style-type: none"> - Strong objection to loss of dwellings. The plans show not only show the combining of the two basement flats, but also with the flat above – with a new stair – therefore loss of two flats, contrary to Policy H3. There was a previous permission for change from 4 flats to 1 in 2005, although this was before the date of the new policy. - Object to proposed rear addition. Insufficient drawings to assess. <p><i>Officer response: See section on loss of flat. The rear extension has been removed from the application.</i></p>			

Site Description

The application relates to a four-storey terrace building situated on the east side of Chalcot Square at its intersection with Chalcot Road. The building is currently divided into 3 dwellings – a flat on the ground and upper floors and two flats in the basement.

The application property forms part of a terrace of three houses on the south-east side of Chalcot Square, and dates from 1855. The terrace is designated a Grade II listed heritage asset and is located within the Primrose Hill Conservation Area. This conservation area is of considerable quality and the properties on Chalcot Square make a significant contribution to it.

Relevant Planning History

2005/5560/P & 2005/5563/L

Permission granted for “*Erection of a rear extension at first floor level, installation of new and replacement windows, reinstatement of front balcony, and installation of solar panel on roof of residential building (Class C3) and change of use from 4 self-contained flats to a single family dwelling*” – dated 23/05/2006.

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Intend to publish London Plan (2019)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

H3 Protecting existing homes

H7 Large and small homes

Camden Planning Guidance

CPG Altering and extending your home (2019)

CPG Design (2019)

CPG Amenity (2018)

CPG Housing (Interim)

Primrose Hill Conservation Area Statement (2001)

Assessment

1. The proposal

1.1. This application seeks planning permission for:

- The conversion of the two existing basement flats (both one-bedroom) into one flat.
- Alterations to door and windows at rear basement level
-

1.2. In addition to the above works, Listed building consent is also sought for:

- Internal alterations at basement and ground floor levels.

2. Revisions

2.1. Following discussions with the Conservation Officer, the following revisions were received:

- the two-storey rear extension was removed;
- reduced amount of internal alterations at ground floor level, thereby retaining more original fabric;
- the proposed window bars at basement level are to be removed;
- the sedum grass roof was removed.

2.2. The above elements of the scheme were considered to cause harm to the Grade II listed heritage asset.

3. Loss of basement flat

3.1. Policy H3 prohibits the net loss of two or more dwellings.

3.2. The proposals involve the loss of just one dwelling. However, the building was converted from four flats into one flat following a planning permission that was granted in 2006 (see history). This permission appears to relate to the ground and upper floors and not the flats in the basement. Furthermore, the CPG Housing states the 26th June 2006 is the date that the policy prohibiting the conversion of loss of more than one dwelling was adopted. The planning permission to convert the premises in question was granted a month prior on the 23rd of May 2006. Given that this conversion was approved before the policy, the cumulative loss of dwellings on the site from this historical permission cannot be taken into account with the current application. Given the above and that the proposals would result in the loss of only one dwelling, the loss of the basement flat is considered acceptable. Furthermore, the proposals will create a larger unit, which whilst still

3.3. Under the proposals, the upper floors flat and the proposed basement flat would be linked internally via a staircase. The applicant has stated that the basement flat is intended for an aged relative and would remain a separate flat. Further planning permission would be required to amalgamate the basement and upper flat (which would be unacceptable), which would ensure the protection of this dwelling. A condition prohibiting the amalgamation is attached, to further enforce that the upper flat and basement flat remain separate.

4. Conservation and design

4.1. The Council's design policies D1 and D2 are aimed at achieving the highest standard of design in all developments. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; and the character and proportions of the existing building. Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

4.2. The principle of amalgamating the two basement flats into one is considered acceptable in conservation terms. The proposed scheme will see the sweeping away of non-original internal wall partitions in the front room at basement level, which will re-instate the original proportions of the space. The introduction of the staircase from ground floor level to basement will restore the connection between the two storeys (although the flats will remain separate). New partitions and reconfiguration of the basement are also proposed, but are not considered to cause harm the building's special interest. A limited amount of historic fabric will be lost, however, the reintroduction of the stair connection between the basement and ground floor levels, together with the re-establishment of the proportions of the front room at basement level are considered heritage benefits and will outweigh the limited amount of historic fabric removed.

4.3. To the rear elevation at basement level, the following external alterations are proposed: New French doors to replace a modern door and side window; the replacement of non-original

French doors with timber framed French doors; and the replacement of the casement window with a timber framed sash window. The simple design of the proposed doors are considered to be acceptable, and the sash window is considered to be more in keeping with the traditional character of the building.

4.4. Conditions are attached to the listed building consent, requiring details of the interior amendments proposed.

4.5. Given the above, the proposals are considered acceptable in conservation and design terms.

5. Impact on Neighbour Amenity

5.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.

5.2. Given the extension has been removed from the proposals, there would be no impact on any neighbouring properties.

Recommendation:

Grant conditional planning permission and conditional listed building consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13th April 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: 2019/5519/P
Contact: David Fowler
Tel: 020 7974 2123
Date: 9 April 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Davies Architects
28 Elliott Square
London
NW3 3SU

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**14 Chalcot Square
London
NW1 8YA**

DECISION

Proposal:

Conversion of 2 basement flats into a single dwelling and rear alterations to door and windows at basement level.

Drawing Nos: Plans:

CHA14-PL2-GA-01A, CHA14-PL2-GA-02A, CHA14-PL2-GA-12B, CHA14-PL2-GA-13B,
CHA14-EX-GA-014A, CHA14-PL2-GA-21A.

Documents:

Design and Access Statement October 2019, Heritage Statement (Davies Architecture)
December 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 if in CA] 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

Drawing Nos: Plans:

CHA14-PL2-GA-01A, CHA14-PL2-GA-02A, CHA14-PL2-GA-12B, CHA14-PL2-GA-13B, CHA14-EX-GA-014A, CHA14-PL2-GA-21A.

Documents:

Design and Access Statement October 2019, Heritage Statement (Davies Architecture) December 2019.

Reason:

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

- 4 The proposed basement flat shall remain an independent residential unit and at no time used in connection with or separate internal access created to the dwelling on the ground and upper floors.

Reason: To prohibit the loss of the basement flat, in accordance with Camden Local Plan policy H3.

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 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.

- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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>

DRAFT

Yours faithfully

Director of Regeneration and Planning

DECISION

Davies Architects
28 Elliott Square
London
NW3 3SUApplication Ref: **2019/5997/L**
Please ask for: **David Fowler**
Telephone: 020 7974 2123

9 April 2020

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent GrantedAddress:
14 Chalcot Square
London
NW1 8YA**DECISION**

Proposal:

Conversion of 2 basement flats into a single dwelling, with internal alterations at basement and ground floor levels and external alterations at rear basement level.

Drawing Nos: Plans:

CHA14-PL2-GA-01A, CHA14-PL2-GA-02A, CHA14-PL2-GA-12B, CHA14-PL2-GA-13B,
CHA14-EX-GA-014A, CHA14-PL2-GA-21A.

Documents:

Design and Access Statement October 2019, Heritage Statement (Davies Architecture)
December 2019.

The Council has considered your application and decided to grant 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

Executive Director Supporting Communities



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:

Plans:

CHA14-PL2-GA-01A, CHA14-PL2-GA-02A, CHA14-PL2-GA-12A, CHA14-PL2-GA-13A, CHA14-EX-GA-014A, CHA14-PL2-GA-21A.

Documents:

Design and Access Statement October 2019, Heritage Statement (Davies Architecture) December 2019.

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 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 before the relevant part of the work is begun:

- a) Plan, elevation and sections and appropriated details of the staircase, new doors, including jib doors, new windows (including rooflight).
- b) Details of all new servicing and their relationship with surrounding historic fabric.
- c) Structural engineer drawings of a plan and section showing the impact of the new staircase on the floor structure.
- d) Structural engineer drawings of the new opening between Kitchen and bathroom.

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.

- 5 Prior to the commencement of works, a method statement, for the refurbishment of the windows shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

Informative(s):

- 1 The site's planning history has been taken into account when making this decision

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies 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.

- 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 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.
- 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. 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

Director of Regeneration and Planning

DRAFT

DECISION