

Application ref: 2020/1251/P
Contact: Ben Farrant
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Date: 8 June 2020

Development Management
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WYG
Midsummer Court
314 Midsummer Boulevard
Milton Keynes
MK9 2UB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Utopia Village
7 Chalcot Road
London
NW1 8LH

Proposal:

Replacement of ground and first floor roof lanterns; replacement of existing glazed roof with solid roof with rooflights; replacement of glazing on Egbert Street frontage; alterations to ground floor fenestration on north-west elevation.

Drawing Nos: (19094 -) L0002, PP1030, PP1031, PP1032, PE1050, PE1051, PE1052, SU1030, SU1031, SU1032, SU1033, SU1050, SU1051, SU1052 & PV1060.

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: (19094 -) L0002, PP1030, PP1031, PP1032, PE1050, PE1051, PE1052, SU1030, SU1031, SU1032, SU1033, SU1050, SU1051, SU1052 & PV1060.

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

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 Reasons for granting permission:

The application site (Utopia Village) comprises a mews style complex serving 25 commercial units, primarily in B1(a) (office) use. The building is predominantly part two and part three storey, and whilst not a listed building, it is within the Primrose Hill Conservation Area and is noted as a positive contributor.

The application proposes a number of alterations to the fenestration:

- Glazed roof lanterns above ground and first floors to be replaced;
- Existing glazed roof above ground floor to be replaced with solid roof with 5no. roof lights;
- Glazing on Egbert Street frontage to be replaced (with existing security shutters retained);
- Existing ground floor window and door openings on northwest elevation altered.

The fenestration alterations would largely be 'like-for-like' replacements, maintaining the same fenestration size, but with modern replacements. Where alterations are proposed, these are to more modern parts of the building, such as the removal of the arched undercroft entrance, which is considered to enhance the appearance of the property. The proposed alterations are considered to be of an appropriate siting, scale, design and material finish, and would serve to preserve and enhance the character and appearance of the building and surrounding conservation area. As such, the proposal is considered to comply with policies D1 and D2 of the Camden Local Plan.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Primrose Hill Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Given that the proposal seeks to replace fenestration of similar siting, scale and often design, there is considered to be no harm to amenity arising from the proposal. Where alterations to the design are proposed, these are at ground level and would not result in additional levels of overlooking to neighbouring properties. Comments have been received regarding neighbouring amenity and privacy which have been addressed in the consultation summary.

The site's planning and appeals history has been taken into account when coming to this decision. The Primrose Hill Conservation Area Advisory Committee responded and raised no objections to the proposals, though two objections were received which have been addressed within the consultation summary.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, London Plan 2016, and National Planning Policy Framework 2019.

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



Daniel Pope
Chief Planning Officer