

CONSULTATION SUMMARY

Case reference number(s)

2020/1251/P

Case Officer:

Ben Farrant

Application Address:

Utopia Village
7 Chalcot Road
London
NW1 8LH

Proposal(s)

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.

Representations

Consultations:	No. of responses	2	No. of objections	2
			No of comments	0
			No of support	0

Summary of representations

The owners/occupiers of flats within no. 14 Egbert Street have objected to the application on the following grounds:

1. With regard to the proposed changes shown on Elevation Plan Ref: 9 - 'new windows installed within existing apertures'. I have no objection to this as long as the glass windows remain 'frosted'. These windows are just a few feet from our front door and it will be nice to continue to approach the door without being observed by those working within.
2. Are these ground floor windows the only ones being replaced on this side of the building?
3. Are there any major changes to the Utopia sign in Egbert Street?
4. Elevation Ref: 9 - 'new replacement lantern roof lights to match existing'. Again we would like the glass to remain frosted as is currently the case. The lantern roof lights overlook our garden.
5. Elevations Ref: 8 and 10 - 'existing window apertures extended to form new doors . . .'. Currently there is just one small unglazed door

from this side leading on to the flat roof which I guess is a fire escape. We do not want two new much bigger glazed doors here. This flat roof overlooks our garden, and rear bedroom and kitchen windows. Why the need for these new doors unless there is some intention of accessing the roof more frequently for work/leisure/smoking? Currently this flat roof is never used unless for maintenance which we quite understand, but more regular use would be a big invasion of our privacy.

6. Fitzroy Road and Gloucester Avenue surround Utopia Village on all sides why have Camden Council not put up signs in all three streets outlining the planned works for which approval is being requested?
7. On reviewing the application online I'm concerned about Elevations Ref: 8 and 10. They have requested improved access to the flat roof and I worry that they plan on using the flat roof for social gatherings. As residential homes are in such close proximity this would be a problem.

Officer Response:

1. *The windows are to be clear glazed. The current/ existing windows are wire glass which appear to have a slight dappling. It is worth noting however that the windows are positioned 2.2m above the internal floor level of the building (street level is much higher than the internal floor level) therefore they afford limited views to street level and any perceived overlooking to the street would be limited.*
2. *The ground floor windows are the only windows to be replaced on the south elevation (façade of the building that bookends Egbert Street).*
3. *No changes to the signage are proposed as part of this application.*
4. *The rooflights are to be clear glazed but given they are 3.4m above the internal floor level of the building, there would appear to be little prospect of overlooking.*
5. *It appears as though the plans have been misread - there seems to be confusion between the south and west elevations as reference is made to 'one small unglazed door...leading onto the flat roof'. This door at first floor level is to be retained as existing. The new/ altered apertures are on the west elevation at ground floor only.*
6. *A total of 5 site notices were posted in the following locations: Egbert Street, Chalcot Road, Edis Street, Gloucester Avenue & Fitzroy Road. The application was also advertised in the Ham & High, and those signed up to the Council's e-alert were automatically notified.*
7. *There is no intention to use the roof spaces for events/gatherings. The application does not introduce access which does not already exist.*

The Primrose Hill Conservation Area Advisory Committee responded making no objections to the application. Their comment below:

"No objection.

The main buildings of Utopia Village were built in the 1880s, as a piano factory. Its fine brickwork includes a series of segmental arches which give the group coherence and presence. This brickwork is

recognized at PHCA Statement p. 14, and Utopia Village is formally recognized as a positive contributor to the CA.

We note that the current proposals make no changes to the positive contribution made by the group of buildings. Although the drawing of the entrance at ref 8 appears to show another segmental opening, we have verified on site that it is a later timber frame attached to a more recent building. We have no objection to its replacement which has no impact on the heritage significance of the group of buildings.

We have no objection to the proposals shown on elevation drawings ref 9, 10 and so long as measures are incorporated to prevent light pollution, in particular from the enlarged (but not raised) windows at 10. The impact of lit offices on neighbouring residential space can be harmful to amenity.”

Officer Response:

Noted. Re. light pollution, given the scale of the alterations proposed, the application is considered not to result in undue harm to neighbouring amenities in terms of light pollution and refusal would not be warranted on this basis.

Recommendation:-

Grant planning permission