

Application ref: 2020/1357/P  
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Date: 29 October 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Phi Architectural Services Ltd.  
39 Wellesley Crescent  
Potters Bar  
EN6 2DQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Maisonette Basement And Ground Floor Rear**  
**44 Chalcot Road**  
**London**  
**NW1 8LS**

Proposal:

Erection of two storey side/rear infill extension with roof terrace above (Use Class C3).  
Drawing Nos: 1A, 2, 3A, 4 (existing section), 4 (existing elevations), 5A, 6 & 7

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: 1A, 2, 3A, 4 (existing section), 4 (existing elevations), 5A, 6 & 7.

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

- 4 Before the relevant part of the work is begun, 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:

a) Details including sections at 1:10 of all windows (including jambs, head and cill) and external doors.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission.

The application site contains a three storey (with roof additions and lower ground floor) mid-terraced property within the Primrose Hill Conservation Area. The property is not a listed building, and there are no listed buildings within the area. The property is within the Chalcot Road neighbourhood centre, and the front portion of the ground floor and lower ground floor form a commercial unit. The rear portion of the ground and lower ground floors form a residential duplex (consent for the duplex granted under ref: 2013/1986/P dated 29/07/2013).

Proposed is the erection of a two storey rear infill extension (3.8m (L) x 3.1m (W) x 5.3m (H)). This would match the dimensions of the existing rear outrigger on the property, finished in matching brickwork, with a roof terrace above (to extend the existing roof terrace using the same existing access door). The extension would have a double height arched window on the rear elevation with new access doors to the garden.

The application originally proposed the excavation of 600mm of ground in order to increase the internal head height. Concerns were raised as the property is within the Primrose Hill Local Flood Zone, and excavating to accommodate this habitable living accommodation would be contrary to policy A5 (Basements) of the Camden Local Plan. The plans were amended to remove any excavation, and now propose to maintain the existing internal floor height.

The proposed addition would be of an acceptable siting, scale and design, having a simple form and being subordinate to the host property. The extension would not result in harm to the character or appearance of the property, it would be sited to the rear of the property at ground and lower ground floor levels within the context of similarly scaled extensions, and it would not be immediately prominent in public views. The extension would be constructed in sympathetic materials which would continue the finish of the rest of the property. Subject to further details of the fenestration being secured via condition, the proposal would not result in harm to the character or appearance of the conservation area. The roof terrace would extend the existing terrace at the same height and using a simple black painted metal balustrade. This is considered to be appropriate in design terms and similarly would not result in harm to the character or appearance of the property or surrounding conservation area. The addition of the front facing window (into the basement lightwell) and rooflight within the roof of the new addition would similarly be acceptable.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

The extension would infill a space between the existing two storey outrigger of the host property and a similarly scaled two storey addition to the rear of no.45. It is therefore considered not to result in undue harm to neighbours in terms of access to daylight/sunlight or outlook. Whilst the terrace would result in a degree of overlooking, given the level of overlooking already achievable in this area, this is considered not to constitute undue harm. Similarly whilst a roof light is proposed this would not constitute unduly harmful levels of light overspill, and given the residential nature of the roof terrace, this is unlikely to result in unduly harmful levels of noise.

- 2 No public comments were received following public consultation on the scheme. The Primrose Hill CAAC made no objection to the scheme, though they offered comment which has been addressed in the consultation summary. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the London Borough of Camden Local Plan (2017). The proposed development also accords with the London Plan (2016), Intend to Publish London Plan (2019), and the National Planning Policy Framework (2019).

- 3 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.

- 4 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.

- 5 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).

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  
Director of Economy, Regeneration and Investment