

CONSULTATION SUMMARY

Case reference number(s)

2020/1357/P

Case Officer:

Ben Farrant

Application Address:

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

Proposal(s)

Erection of two storey side/rear infill extension with roof terrace above (Use Class C3).

Representations

Consultations:	No. of responses	0	No. of objections	0
			No of comments	0
			No of support	0
Summary of representations	<p>No comments were received from third parties following public consultation on the scheme.</p> <p>The Primrose Hill Conservation Area Advisory Committee responded making no objection to the scheme, but offering the following comments:</p> <ol style="list-style-type: none">1. No objection to the digging down and underpinning, which we note is not a basement. However, our no objection is qualified by the strong advice that a Construction Management Plan for the whole works should be agreed before any work is undertaken. This project is in the middle of a terrace with other houses immediately to the rear and the amenity of neighbours should be protected during the works. We note that party wall awards will be needed but do not substitute for an effective and agreed CMP.			

2. We welcome the retention of the Glasscrete paving to the front area. Any consent should be conditional on its retention. The paving over these areas is part of the historic character of the conservation area and is one of the architectural forms which distinguishes shops from houses in the area. We note that the existing Glasscrete has a row of ventilation blocks incorporated.
3. While we would normally object to a 2-storey rear addition in this location, we accept that the very enclosed area means it would have minimal impact on neighbours or the character and appearance of the conservation area.
4. We have no objection to the proposed arch, which reflects the form of the infill rear addition, but have two comments. We would want to see details of how the ground floor structure abuts the glazing of the double-height window. Will the requirements of the Building Regulations mean that the form of the window will not be as shown here? We also advise that the window to bedroom 2 be replaced to match the new fenestration pattern of the rest of the rear addition. We would need to see a detail drawing.

Officer Response:

- 1) *The excavation has been removed from the submission given the proposal is for habitable accommodation within the Primrose Hill Flood Risk Zone. As no excavation is proposed, no CMP is required.*
- 2) *No alterations are proposed to the glasscrete paving as part of this application.*
- 3) *Noted.*
- 4) *Building Regulations is a separate matter to planning, however if the window cannot be delivered on site in the form shown here, then the applicant may need to reapply for any alterations. The window to bedroom 2 is existing and its impact cannot be considered to constitute undue harm.*

Recommendation:-

Grant planning permission