

Planning & Heritage Statement



32a Chalcot Square, Primrose Hill, London, NW1 8YA

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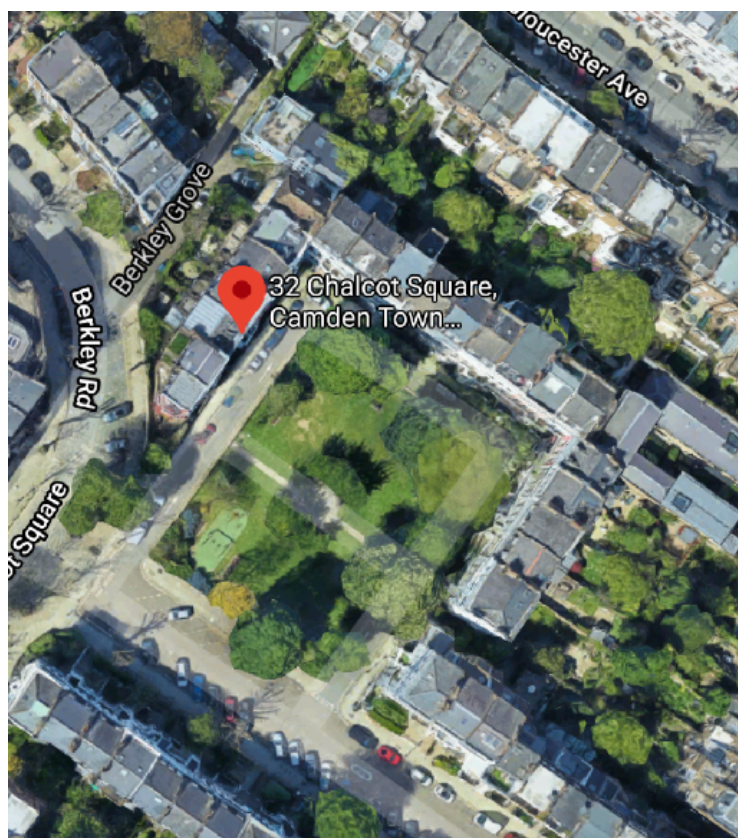


1. Introduction

- 1.1. This Planning and Heritage Statement is submitted to support a Planning Application and an application for Listed Building Consent for the replacement of a ground floor window with french patio doors, together with some internal alterations that require only Listed Building Consent.
- 1.2. This Statement provides the background and rationale to the proposed works and incorporates a consideration of relevant heritage matters. It considers the implications of the development to demonstrate that the proposal is appropriate and in accordance with current planning policies and guidance.

2. The Site and Context

- 2.1. The proposal relates to the lower ground floor flat of a residential property located on the north-western side of Chalcot Square.



*Figure 1 - The application site in context
(courtesy Google Maps)*

- 2.2. The building is a four storey over basement mid-terrace building, arranged as 3 no. self contained flats. The lower ground floor flat to which this application relates is accessed by steps from the pavement down to the front door entrance as indicated in the photographs below. This arrangement is consistent for most of the properties in Chalcot Square.



Figure 2 - left no.33, right no.32a (the application property)

- 2.3. Internally the flat is arranged as a two bed flat, as indicated in the submitted plans and photographic record attached as *Appendix A*. There are no significant historical or architectural features evident within the flat.
- 2.4. The building is Grade II Listed and falls within the Primrose Hill Conservation Area, in which certain works are restricted by Article 4 Direction.

3. Relevant Planning History

- 3.1. The property was first converted into flats in 1958, and was subject to a number of planning applications and listed building consent applications between 1975 and 1988. There do not appear to have been any applications made since 1988.

4. The Proposal

- 4.1. The application seeks Planning Permission and Listed Building Consent for the replacement of the existing window with french doors in the front elevation of the basement flat. The replacement doors will have timber frames and be of a similar form to the existing windows that they replace.
- 4.2. The proposal will follow that of other properties, notably No. 33 adjoining, as illustrated in the photographs below.

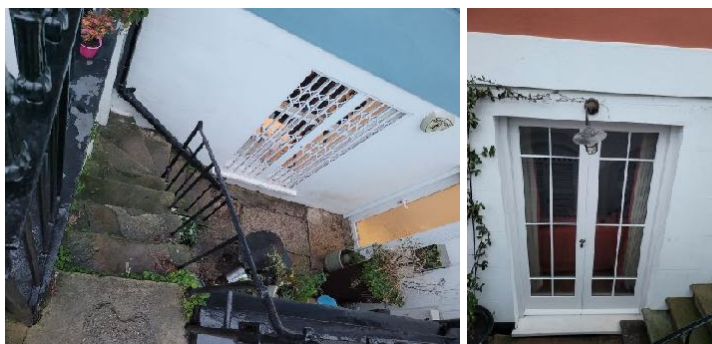


Figure 3 - the existing opening at No. 32a (left) and the french doors at No.33 (right)

- 4.3. Internally, the interior of the flat is proposed to be re-arranged and refurbished as indicated on the submitted drawing. These internal works do not need planning permission, but they do require Listed Building Consent if they are considered to affect the fabric of the Listed Building.

5. Heritage Considerations

- 5.1. The property is a Grade II Listed Building within the Primrose Hill Conservation Area and consideration therefore needs to be given to the heritage impact of the development.

Heritage Policy Context

- 5.2. NPPF Part 16 relates to the conservation and enhancement of the historic environment. Paragraph 193 states *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*
- 5.3. Paragraph 196 states that *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*
- 5.4. London Plan Policy HC1 requires development proposals affecting heritage assets, and their settings, to conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The policy also seeks to avoid harm to assets of archaeological significance.
- 5.5. Camden Local Plan Policy D2 is similar in its approach to development involving Listed Buildings or in Conservation Areas, supporting the preservation or enhancement of existing historic assets. Development is expected to use high quality materials and design features that incorporate or compliment those of the host building or the immediate area and to respect features of local importance and special interest through the consideration of form, scale, layout, and detailed designs of a site, area or streetscape.
- 5.6. In accordance with the above policy framework this Statement provides a consideration of the development, and a consideration of the impact of the development on the heritage assets relevant to the site.
- 5.7. The relevant heritage assets are the Grade II Listed Building and the Primrose Hill Conservation Area.

Historic Context

- 5.8. A description of the site and its current context is described and illustrated in Section 2 above. The following paragraphs consider the historic context of the property.
- 5.9. The Grade II Listed building (List Entry No.1258099) comprises the properties known as Nos.29-33 and 33A Chalcot Square and includes the attached railings to the frontage. The listing description is as follows:

Terrace of 6 houses forming north side of Chalcot Square. 1855-60, altered. Stucco with rusticated ground floors, mostly painted. Nos 29, 31 & 32, slate mansard roofs with dormers. EXTERIOR: 3 storeys, attics and basements except Nos 30 & 33, slightly projecting, with 4 storeys and basements; No.33A, C20 attic storey. 3 windows each. Prostyle Doric porticoes supporting balustraded stucco balconies continuing across 1st floor windows (No.32 solid stucco). Doorways with cornice-heads, fanlights, side lights and panelled doors (some part glazed). Tripartite sashes to ground floors except No.33A. Projecting houses with panelled pilasters at angles rising from 1st floor level to support the main entablature with modillion cornice (which continues across other houses) below attic storey. Upper floors, lugged architrave sashes with margin glazing; 1st floors joined by continuous cornice with keystones above windows and console-brackets between and pediments over central windows (projecting houses, segmental). 2nd floors with keystones; central windows having large keystone projecting into the architrave above. Attic storeys with pilaster strips at angles, cornice and blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas.

- 5.10. The Council's Primrose Hill Conservation Area Statement (PHCAS) provides an appraisal of the history and character of the area. The site falls within Sub Area Two, where specific mention is made to Chalcot Square and Gardens:

Chalcot Square is a significant feature of the Conservation Area and is surrounded by a large number of mid 19th century listed buildings. The form of the open space and the surrounding built composition is unusual, as the design accommodates a pre-existing road layout. The open space is subsequently offset from the planned focal point northwesterly along Chalcot Road.

The main road in Chalcot Square is a continuation of Chalcot Road and is of a generous width. On the south side of the road is a listed terrace of mid 19th century houses with front garden areas. These buildings are three storeys high with attics, or mansard roofs, and are grand in character with stucco decoration to the main facades, decorative window surrounds, prominent cornices and projecting porches. On the north side of the road is a grassed public open space, which is bounded by railings and contains a number of mature trees and a play area. The space is enclosed on its north, east and west sides by mid 19th century listed terrace houses, which form an almost symmetrical composition. They are similar in elevational design to the

buildings on the south side of the square, but have a more intimate character, as they are separated from the public space by only a small front lightwell surrounded by railings and a narrow highway. All of the mid 19th century terrace houses surrounding Chalcot Square are particularly distinctive due to the use of paint colours on their stucco facades. The majority of these properties are painted in muted pastel shades, which afford each property an individual character and adds vibrancy to the square.

Assessment of Significance

- 5.11. English Heritage's 2008 "Conservation Principles" identify four categories of significance of heritage assets:
- Exceptional – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* Listed buildings and World Heritage Sites.
 - High – a designated asset important at a national level, including Grade II listed buildings and locally designated conservation areas. The NPPF advises that substantial harm should be exceptional.
 - Medium – an undesignated asset important at local to regional level, including buildings on a Local List (non-statutory) or those that make a positive contribution to a conservation area. This may also include less significant parts of listed buildings.
 - Low – structures or features of very limited heritage value and not defined as a heritage asset. Includes buildings that do not contribute positively to a conservation area and also later additions to listed buildings of much less value.
- 5.12. Taking the above into account, the application property is considered to be of high significance by virtue of the architectural and historical interest of the Listed Building within the Primrose Hill Conservation Area.

Impact on the Listed Building

- 5.13. The buildings around the square are Grade II Listed because of their group value and setting around the Square, and their historic and architectural features exhibited in their front elevations. The interiors of the buildings are of less significance, and indeed the interiors were not surveyed for the purposes of the listing description.
- 5.14. The proposed replacement front window with french doors is evident within many of the basement flats and such an arrangement is not therefore unusual or out of character. The existing opening will not be altered, and the detailing of the timber framed french doors will be appropriate to the original window styles of the property. The replacement window with doors will not affect the appearance or historical or architectural context of the building.
- 5.15. Similarly the internal arrangements of the building are of less significance in the historic building context, with no architectural or historic detailing evident. The proposed internal changes will also not therefore impact upon the building's significance.

Impact on the Primrose Hill Conservation Area

- 5.16. As considered above in respect of the impact on the Listed Building impact, the proposal will not cause any harm to the wider Conservation Area.

Conclusion on Heritage Impact

- 5.17. Having considered the nature of the proposal in the context of the significance of the heritage assets, it can be concluded that no harm will be caused. The proposal therefore accords with the NPPF, London Plan Policy HC1 and Camden Local Plan Policy DM2 with regard to impact on heritage assets.

6. Other Planning Considerations

- 6.1. Further to the heritage considerations referred to above, other planning considerations are briefly addressed below. Where appropriate these considerations are in the context of relevant planning policies in the National Planning Policy Framework, the 2021 London Plan, and the 2017 Camden Local Plan.

Design and Appearance

- 6.2. NPPF Paragraph 130 states that *"where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development"* and Paragraph 131 confirms that *"great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."*
- 6.3. Local Plan Policies D1 and D2 require development to be high quality, incorporate inclusive design principles and make a positive contribution to the local character and distinctiveness of an area.
- 6.4. The change of the window to french doors will not have any appreciable impact on the front elevation. The proposal is entirely appropriate in terms of its design and appearance.

The Standard of Accommodation

- 6.5. The replacement french doors and internal changes will enhance the standard of accommodation and allow for improved natural ventilation and thermal and energy efficiency in the use of the building.

The Impact on Neighbouring Properties

- 6.6. The proposal will not have any impact on the amenities of neighbouring properties.

Parking, Servicing and Highway Safety

- 6.7. The proposal does not have impact on parking servicing or highway safety. Existing refuse collection facilities are unaffected.

Flood Risk

- 6.8. Local Plan Policy, CC3 relates to water and flooding. However, the proposal does not alter the existing residential use nor does it result in an extension of the property. There will therefore be no adverse impact arising.
- 6.9. Consideration has nevertheless been given to the Environment Agency's Flood Map for Surface Water, which assesses flooding scenarios as a result of rainfall and the chance of flooding from surface water occurring in any given year.

High Risk Scenario (dark blue) - 1 in 30 (3.3%) annual probability of flooding
Medium Risk Scenario (medium blue) - 1 in 100 (1%) annual probability of flooding
Low Risk Scenario (light blue) - 1 in 1000 (0.1%) annual probability of flooding

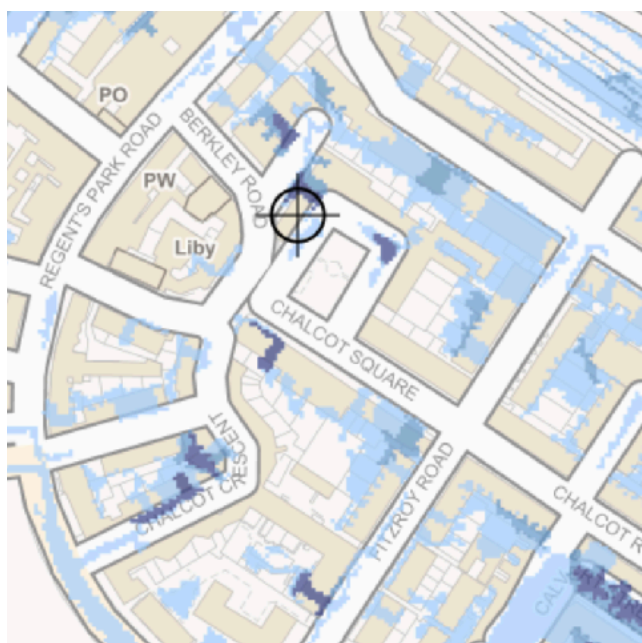


Figure 4 - Extent of flood risk from surface water (all scenarios)
(courtesy Environment Agency)

- 6.10. The data indicates that the roads in the immediate vicinity can be susceptible to surface water flooding, but that the risk to actual property is very low. This suggests that the existing drainage infrastructure within the highway is sufficient to cope with most instances of surface water.
- 6.11. The NPPF ¹ confirms that minor developments are unlikely to raise significant flood risk issues unless they would:

¹ Technical Guidance to the National Planning Policy Framework (March 2012), Paragraph 10.

- have an adverse effect on a watercourse, floodplain or its flood defences;
- would impede access to flood defence and management facilities; or
- where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

- 6.12. It is considered that this is the case here. The development is by definition a minor development and it will not have any adverse impact or effect on local flood storage capacity or flood flows.
- 6.13. The development will therefore not raise any significant flood risk issues and it satisfies the requirements of the NPPF and local planning policies with regard to flood risk.

7. Conclusion

- 7.1. The proposal is minor in nature and it will have no adverse impact on the character and appearance of the building or the terrace, nor will it result in any harm to the significance of the Listed Building or the Conservation Area.
- 7.2. There will be no harm caused to the amenities of the adjoining occupiers, nor will there be any impact on pedestrian or highway safety, parking demand or flood risk.
- 7.3. It is therefore respectfully requested that Planning Permission and Listed Building Consent be granted.

end.

APPENDIX A PHOTOGRAPHIC RECORD OF INTERIOR (MARCH 2021)