

Delegated Report		Analysis sheet		Expiry Date:	02/06/2021
		N/A		Consultation Expiry Date:	06/06/2021
Officer			Application Number(s)		
Adam Greenhalgh			2021/1650/P & 2021/2254/L		
Application Address			Drawing Numbers		
32 A Chalcot Square London NW1 8YA			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Replacement of window at front of lower ground floor flat with French doors (2021/1650/P & 2021/2254/L); removal of internal walls (bathroom) and erection of new partition walls to form new bedroom and bathroom (2021/2254/L only)					
Recommendation(s):		Refuse planning permission and Listed Building Consent			
Application Type:		Full planning permission & Listed Building Consent			
Conditions or Reasons for Refusal:		Refer to Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:		Number of responses	0	Number of objections	0
Summary of consultation responses:		Site notices were displayed from 12/05/2021 to 05/06/2021. Press ads were posted from 13/05/2021 to 06/06/2021. No letters of objection were received.			
Primrose Hill Conservation Area Advisory Committee:		The reconfiguration of the original, and surviving plan, is awkward and has some uncomfortable aspects, like the proposed bedroom 1 with limited light and ventilation. But in terms of the Listed Building, we object to the subdivision of the rear main room to create a bathroom. This harms the form of the only surviving original room in the flat. We comment that the replacement front window is not sufficiently detailed for a conclusive decision: it could be acceptable if the dimensions of the opening are not greater than the existing opening: they are left open on the drawing. It may work to follow the glazing pattern at no 33. We object to the current proposal but would be happy to review a revised proposal.			
Site Description/Background					
The proposal relates to the lower ground floor flat of a residential property located on the north-western side of Chalcot Square. 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. Internally the flat is arranged as a two bed flat. The building is Grade II Listed and falls within the Primrose Hill Conservation Area.					

It is within a group of 6 Listed Buildings (29 – 33 and 33a Chalcot Square).

Relevant History

32 Chalcot Square:

29458/HB2324 - Erection of a rear extension at basement level and alterations to the front basement elevation, in conjunction with internal alterations to the existing basement flat – Planning permission & LBC granted 18/02/1980

8870401/880623 - Erection of a roof extension at third floor level to enlarge existing accommodation at roof level to provide two double bedrooms a bathroom – Planning permission & LBC granted 14/08/1989

29 Chalcot Square:

2011/0109/P & 2011/0111/L - Alterations to front railings to form gate, installation of stairs within front lightwell and to rear from ground floor raised platform (following demolition of existing lower ground floor level conservatory) and alterations to front and rear fenestration at lower ground and ground floor level of single-family dwellinghouse (Class C3) – granted planning permission & LBC – 23/11/2011

30 Chalcot Square:

2003/2220/P & 2003/1310/L - Internal and external works to dwellinghouse, to include the removal of walls at basement level and the formation of a staircase from basement to ground floor level, demolition of an existing single storey outhouse and the erection of a single storey conservatory to rear – granted planning permission & LBC 02/12/2003

33 Chalcot Square:

2010/0694/P & 2010/0703/L - Change of use of 4 residential flats (Class C3) to 2 x one bedroom flats at basement level and 1 x maisonette on upper floors with associated amendments to an existing rear extension and the erection of a new terrace at rear ground floor level, alterations to doors and windows and boundary treatment to the front and side - granted planning permission & LBC 11/05/2010

Relevant policies

National Planning Policy Framework 2019

The London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

Design (2021)

Amenity (2021)

Home Improvements (2021)

Primrose Hill Conservation Area Statement (2000)

Assessment

1.0 PROPOSAL

1.1 Planning permission and Listed Building Consent is sought for the removal of the sash window in the middle of the front elevation at basement level and the installation of a pair of opening French windows to give access to the basement flat. Listed Building Consent is sought for the removal of the existing bathroom and the formation of a new bedroom in its place, by way of the provision of new partition walls (with an opening into the living room). A new bathroom would be formed in the existing lounge, by way of the installation of new partition walls.

2.0 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design and Conservation; effects on character and appearance of Conservation Area and architectural and historic merits of Listed Building

Note: Planning permission is needed for the external alterations (i.e. the removal of the sash window in the middle of the front elevation at basement level and the installation of a pair of opening French windows) but not the internal alterations. Consequently, the internal alterations cannot be assessed in accordance with any planning policies or guidance on internal space standards/accommodation etc. but will be assessed in terms of the impact on the significance of the listed building.

2.2 Design & Conservation

2.2.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 The proposal includes alterations which would be unsympathetic to the architectural and historic merits of the Listed Building and the character and appearance of the Conservation Area.

2.2.3 The new French windows at basement level would result in the loss of a traditional sash window which is representative of when the building was used a single house with an ancillary basement. The existing street facing envelope should be retained or replicated. The proposal to remove part of the spine wall within the basement and to create a bathroom within the existing lounge by way of the installation of partition walls would erode the original configuration of the lounge which retains its original dimensions and form and would therefore be harmful to the architectural and historic significance of the Listed Building.

2.2.4 Para 196 of the NPPF (2019) 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'. The proposal would result in 'less than substantial harm' to the character, appearance and historic interest of the conservation area, as well as to the significance of the listed host property. The proposed development offers no notable public benefit to outweigh the less than substantial harm to the conservation area and listed building.

2.2.5 Considerable importance and weight has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

2.2.6 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.

2.4 Effects on amenity of surrounding occupiers

2.4.1 Policy A1 (Managing the impact of development) of the Camden Local Plan seeks to ensure that the existing residential amenities of neighbouring properties are protected, particularly with regard to visual privacy, outlook, sunlight, daylight and overshadowing.

2.4.2 The proposals would not involve any extensions or alterations which would impact the privacy, outlook, sunlight, daylight and overshadowing or noise/vibration levels at any adjoining sites. Consequently, the proposals would not result in any loss of amenity for any neighbouring occupiers.

3.0 RECOMMENDATION

3.1 Refuse planning permission

