

Application ref: 2021/5948/P
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Date: 5 April 2022

Development Management
Regeneration and Planning
London Borough of Camden
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XAB LLP
48 Croftdown Road
Highgate
London
NW5 1EN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
44 Chalcot Road
London
NW1 8LS

Proposal:

Variation of condition 3 (approved drawings) of planning permission 2020/1357/P dated 29/10/20 (for Erection of two storey side/rear infill extension with roof terrace above).

Drawing Nos: 001-1 P3; 001-S P1; 001-LG P3; 001-G P3; 001; 031 P2; 021 P1; 100-G P4; 100-1 P3; 100-1 P3; 201 P3; 100-LG P3; 1A; 301 P2; 5A; 3A; 2; 150-G P1; 150-LG P1; 251 P2; 150-1 P1; 351 P1; 700 P1; 820 P1; 821 P2; 822 P1; 825 P1; 826 P2; Visofold 6000 IMS251DV6.201702; Alitherm Heritage IMS123AH.201705; 827 P2

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 the original permission reference 2020/1357/P dated 29/10/20.

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-
001-1 P3; 001-S P1; 001-LG P3; 001-G P3; 001; 031 P2; 021 P1; 100-G P4;
100-1 P3; 100-1 P3; 201 P3; 100-LG P3; 1A; 301 P2; 5A; 3A; 2; 150-G P1;
150-LG P1; 251 P2; 150-1 P1; 351 P1; 700 P1; 820 P1; 821 P2; 822 P1; 825 P1; 826 P2; Visofold 6000 IMS251DV6.201702; Alitherm Heritage IMS123AH.201705; 827 P2

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

Informative(s):

- 1 Reasons for granting permission-

The proposed amendments seek to increase the parapet and balustrade heights of the approved rear extension and terrace above by 0.4m, varying the fenestration on the rear elevation with new windows and removal of the approved double height window and internal space.

The proposed alteration to the rear extension and terrace height would not significantly alter the overall size and scale of the approved scheme and would retain a stepped arrangement between the neighbouring terraces to the south western side. Furthermore, the continuation of the terrace and balustrade heights to match those at No.45 is considered to represent a minor alteration that would not add significant height or bulk to the building. Similarly, the alterations to the rear fenestration at ground and first floor levels, and replacement of the approved double height window with double bi-fold doors and 2 windows to match the existing, would preserve the original character of the building. Their detailed design and materials are considered acceptable.

The full impact of the scheme has already been assessed by virtue of the previous approval granted under permission 2020/1357/P dated 29/10/2020. In the context of the permitted scheme, it is considered that the amendments would not have a significant effect on the approved development in terms of appearance and neighbouring amenity.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Primrose Hill 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.

No objections were received following statutory consultation. The Primrose Hill CAAC withdrew their objection to the revised scheme. The site's planning history and relevant appeal decisions were taken into account when coming to

this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 4 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, 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.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer