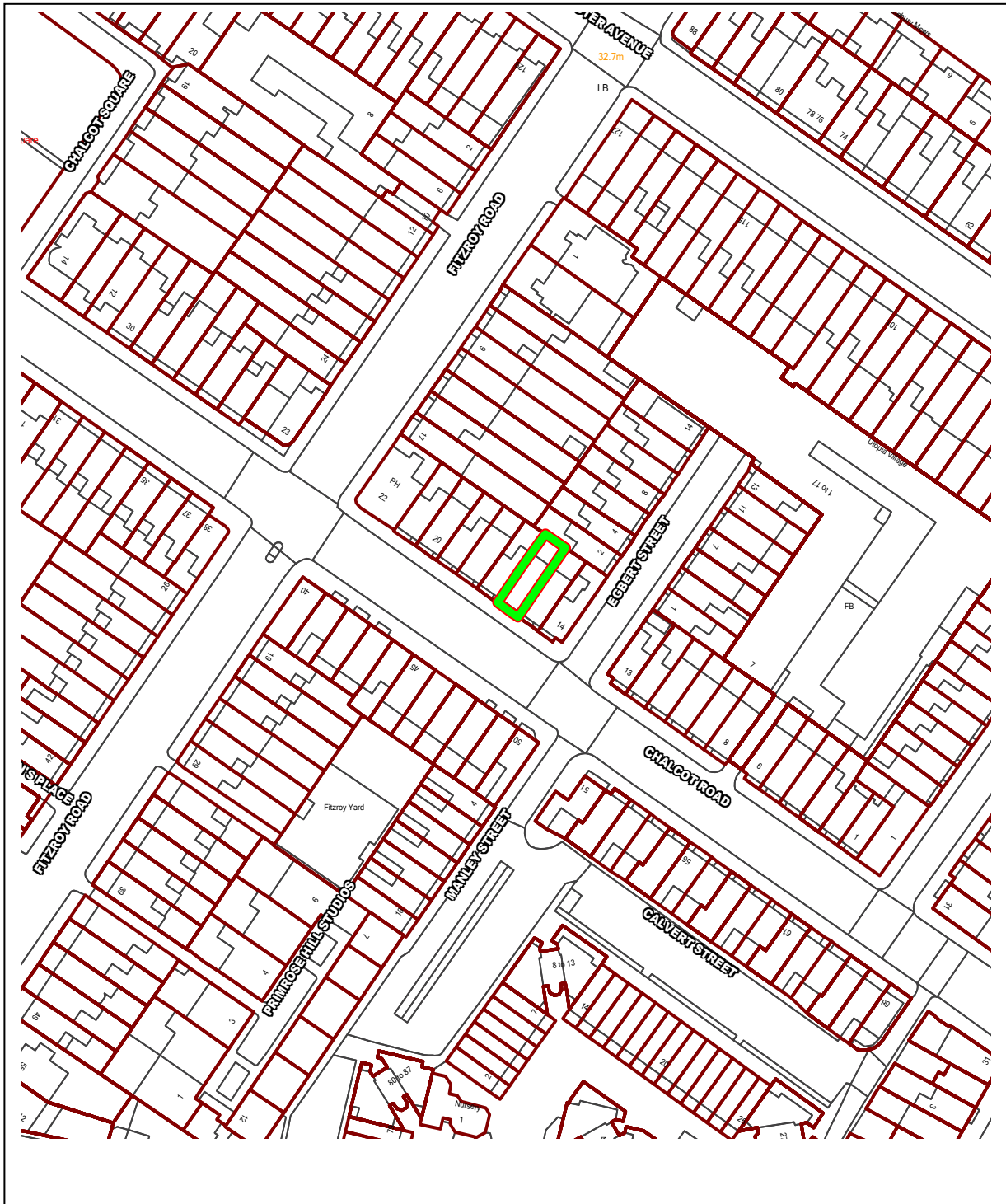


# 2022/0617/P - 16 Chalcot Road



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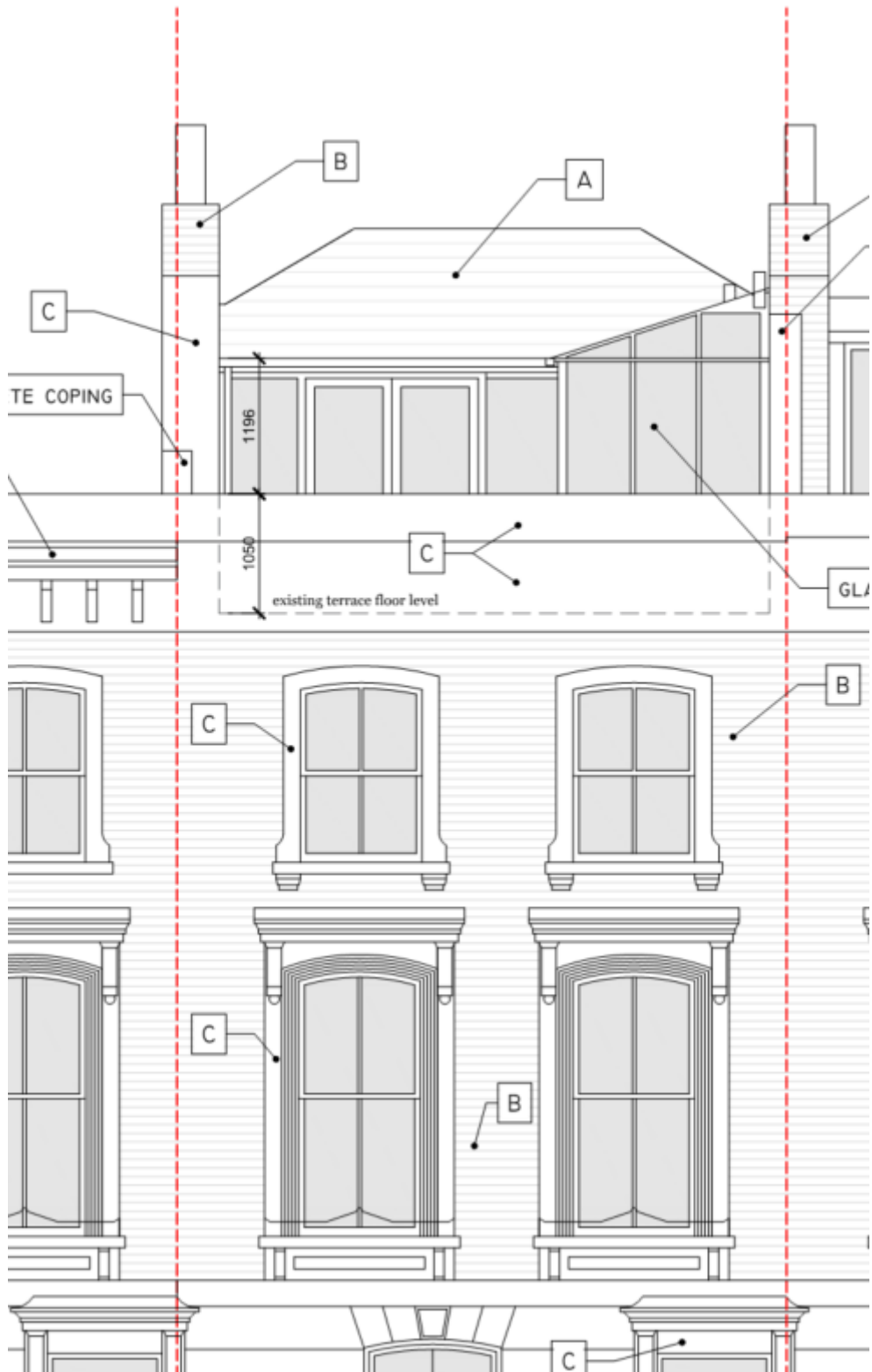
## Site Photos Upper Maisonette 16 Chalcot Road



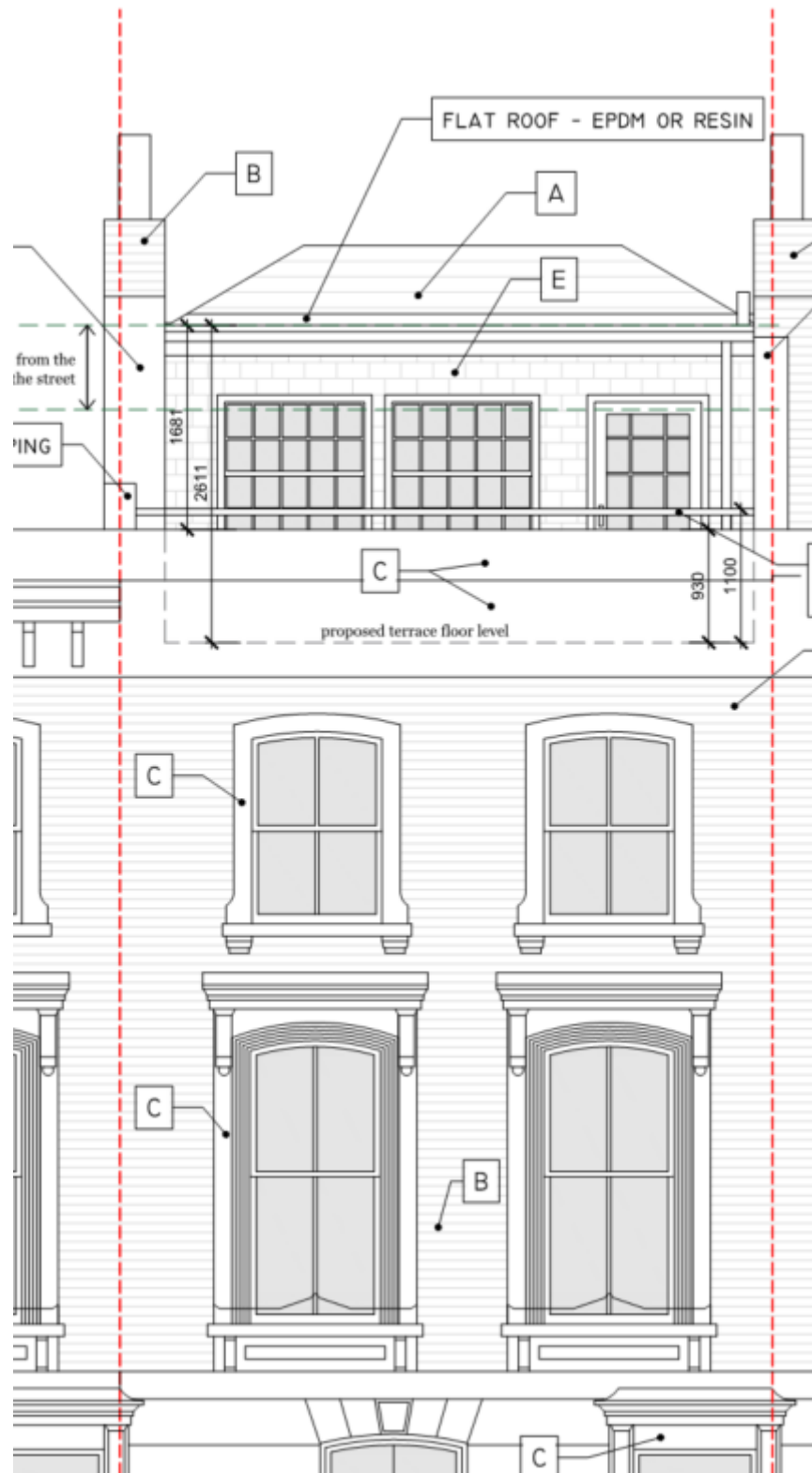
1. Photo of front elevation



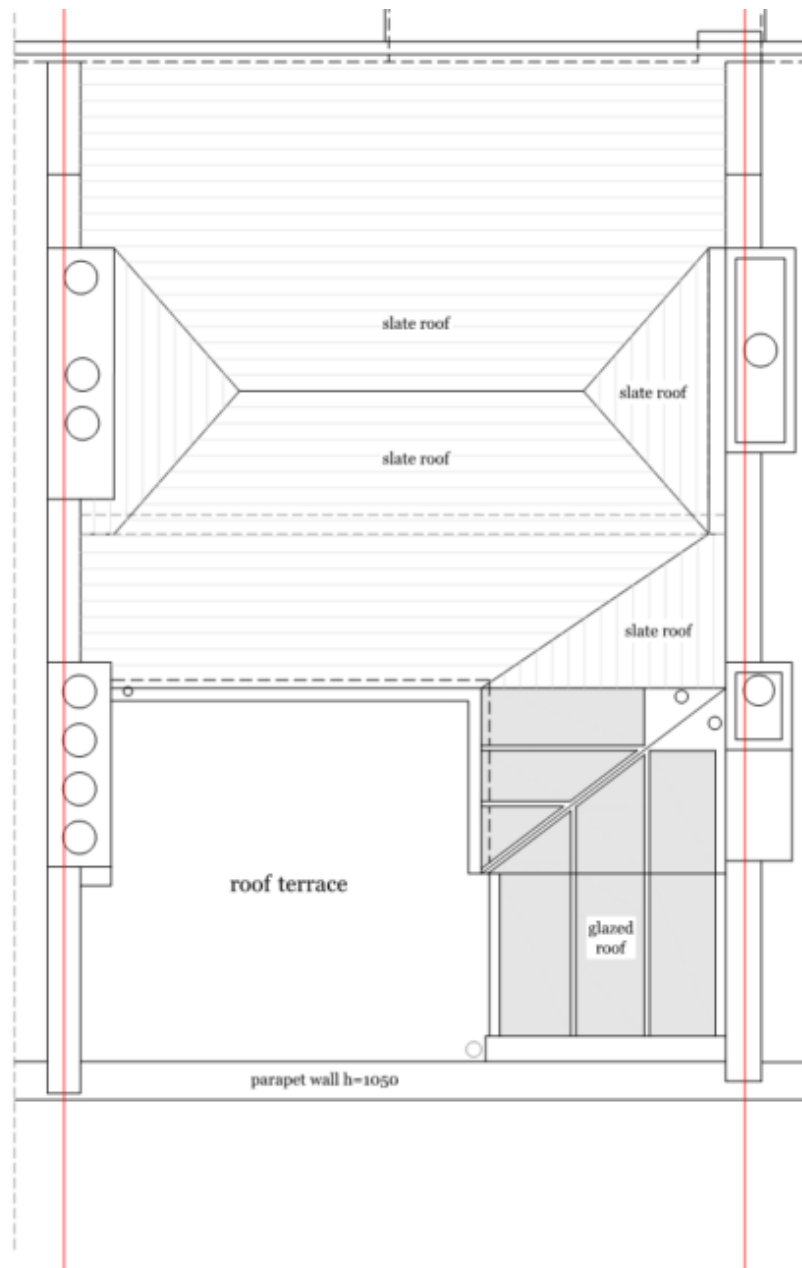
2. Aerial photo of existing front elevation



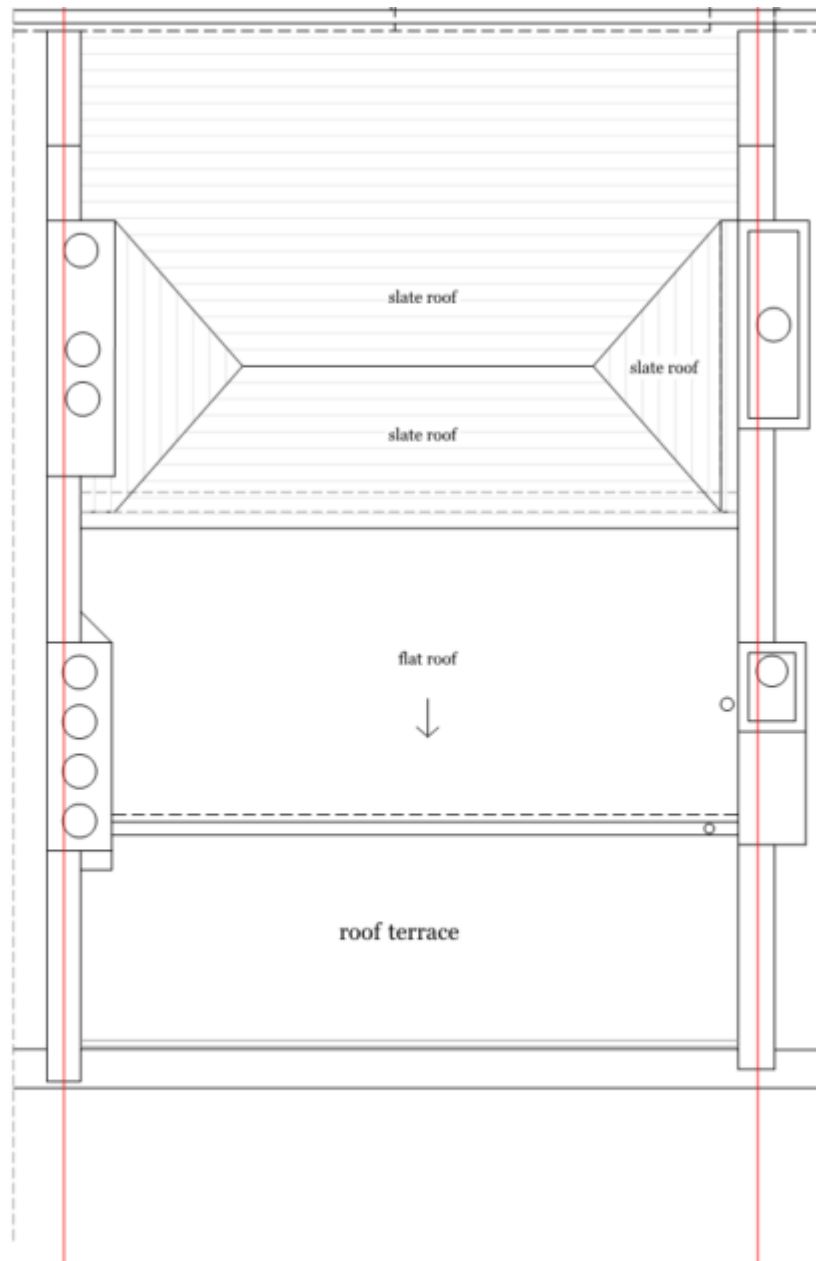
3. Existing front elevation



4. Proposed front elevation



5. Existing roof plan



6. Proposed roof plan



7. Photo of existing glazed extension and terrace



|   |  |                                       |  |                                       |  |                                     |  |
|---|--|---------------------------------------|--|---------------------------------------|--|-------------------------------------|--|
| <b>Delegated Report</b>   |  | <b>Analysis sheet</b>                 |  | <b>Expiry Date:</b>                   |  | <b>12/04/2022</b>                   |  |
| <b>(Members Briefing)</b>   |  | N/A / attached                        |  | <b>Consultation Expiry Date:</b>      |  | <b>17/04/2022</b>                   |  |
| <b>Officer</b>  |  |                                       |  | <b>Application Number(s)</b>          |  |                                     |  |
| Edward Hodgson  |  |                                       |  | 2022/0617/P                           |  |                                     |  |
| <b>Application Address</b>  |  |                                       |  | <b>Drawing Numbers</b>                |  |                                     |  |
| Upper Maisonette<br>16 Chalcot Road<br>London<br>NW1 8LL  |  |                                       |  | Please refer to draft decision notice |  |                                     |  |
| <b>PO 3/4</b>   |  | <b>Area Team Signature</b>            |  | <b>C&amp;UD</b>                       |  | <b>Authorised Officer Signature</b> |  |
|   |  |                                       |  |                                       |  |                                     |  |
| <b>Proposal(s)</b>  |  |                                       |  |                                       |  |                                     |  |
| Part demolition of the existing roof extension and erection of new extension with flat roof at the front as an addition to existing pitched roof extension. Creation of a front terrace at full width. Installation of railing along front parapet. |  |                                       |  |                                       |  |                                     |  |
| <b>Recommendation:</b>  |  | Grant conditional planning permission |  |                                       |  |                                     |  |
| <b>Application Type:</b>  |  | Full Planning Permission              |  |                                       |  |                                     |  |

|                                    |  |    |                   |   |
|------------------------------------|--|----|-------------------|---|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice   |    |                   |   |
| Informatives:                      |  |    |                   |   |
| Consultations                      |  |    |                   |   |
| Summary of consultation:           | A site notice was displayed near to the site on 23/03/2022 (consultation end date 16/04/2022).<br><br>The development was also advertised in the local press on 24/03/2022 (consultation end date 17/04/2022).   |    |                   |   |
| Adjoining Occupiers:               | No. of responses   | 00 | No. of objections | 1 |
| Summary of consultation responses: | One objection was received from a resident at the following address: <ul style="list-style-type: none"><li>74 Durdans House Royal College Street</li></ul> The objection can be summarised as follows: <ul style="list-style-type: none"><li>The roof terrace will lead to antisocial noise disturbance to neighbours and passers-by.</li></ul> <u>Officer's Response:</u><br><br>Please refer to para 3.2 of the report.  |    |                   |   |
| Primrose Hill CAAC:                | A letter of objection was received on behalf of the CAAC. Their objection comments can be summarised as follows: <ul style="list-style-type: none"><li>Bringing forward the front enclosure to the roof terrace will bring greater visibility from the public realm and consideration should be given to the materials and design in order for the extension to read as subordinate</li><li>The fenestration should match the pattern of the main house below</li><li>The front enclosure should not be finished in render but instead materials that are suitable for roofs</li><li>The railing should be set back behind the parapet wall and painted grey</li><li>The elevation is south facing and could cause excessive solar gain and heating</li><li>External drainage pipes are not appropriate on front elevations in this area</li></ul> <u>Officer's response:</u><br>The objection was received in response to the original plans. A revised scheme was submitted seeking to address these concerns. The CAAC was invited for further consultation; however, no further comments were received in response to the revised scheme. Please refer to paras. 2.1 to 2.3 of the report. |    |                   |   |

## Site Description

The application building is a three-story mid-terraced period property constructed in London Stock Brick and finished in white render at ground floor level. The building has been divided into flats. The building has an existing roof extension and roof terrace.

The application site is not listed but is located within the Primrose Hill Conservation Area.

## Relevant History

### Application Site

**8602109** - The erection of a roof extension at third-floor level and a rear extension at first-floor level as shown on drawing nos.1501 1502 1503a 1504b and 1505a and as revised on 7th January 1987.  
**Granted – 15/01/1987**

### Neighbouring properties

#### 18 Chalcot Road

**2011/2648/P** - Erection of mansard roof extension with terrace to front elevation and skylights in rear roofslope in connection with existing dwellinghouse (Class C3). **Granted – 25/07/2011**

#### 21 Chalcot Road

**2015/2849/P** - Change of use from 1 x 1 bedroom flat and 1 x 4 bedroom dwellinghouse to single family dwellinghouse (Class C3). Erection of new mansard roof extension with front terrace and glass balustrade and 2 x rear dormers. New single storey rear extension at lower ground floor level. New wall and alterations to the front lightwell. Alterations to rear fenestration (Amended description).  
**Granted – 23/07/2015**

## Relevant policies

### **National Planning Policy Framework (2021)**

### **The London Plan (2021)**

### **Camden Local Plan (2017)**

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage

### **Camden Planning Guidance:**

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

### **Conservation Statements:**

- Primrose Hill Conservation Area Appraisal and management strategy (2000)

### 1. The proposal

- 1.1. Planning permission is sought for the demolition of the existing glazed roof extension and the erection of a roof extension with a flat roof. This would create a full width roof extension and the existing roof terrace would become full width. The extension would set back from the front elevation parapet by 1.75m and would measure 2.6m in full height and 1.6m above the front parapet wall. The existing rear portion of the extension with a pitched roof would be retained. The proposed front portion would be finished in off-white render. The proposed windows and doors would be white timber framed with a fine glazing pattern. The fascia and soffit would be white. The existing front portion of the extension measures 2.7m deep, 1.7m wide and 2.25m high with a pitched roof rising to 2.85m high.
- 1.2. **Revisions:** A revised scheme was proposed following the comments received by the CAAC. The revised scheme amended the finish from off-white render to hanging grey slate tiles. The windows are amended to be narrower to line up better with the fenestration of the building below and with a larger gap between the door and windows. The fascia and soffit finish are amended and would be anthracite grey.

### 2. Design and Conservation

- 2.1. The application site is located within the Primrose Hill Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended).
- 2.2. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 2.3. The Primrose Hill Conservation Area Statement (2000) advises that roof extensions considered harmful would be those which are detrimental to the form and character of the building, on a building that forms part of an unimpaired roofline, would upset any symmetrical composition, would be on a roof with long views, or is on a building higher than its neighbours. The statement encourages roof extensions to be significantly set back from the front parapet. Roof terraces should have railings that are set back from the parapet to minimise visual impact and should be situated so as not to be intrusive or result in the partial removal of the roof.
- 2.4. The proposal seeks to alter the existing roof extension that was approved in 1987 (please refer to relevant planning history section). The proposal would retain the existing pitched roof rear portion and erect a flat roof front enclosure and create a full width roof terrace. The principle of a roof extension is acceptable in this location and there are existing examples at nos. 15 and 14. The extension would read as being subordinate to the host property and would be set back from the front parapet. The extension would not therefore have a significant visual impact from the public realm and would be less visible than the existing glazed front portion. The extension would be finished with hanging grey slate tiles with grey anthracite fascia and soffit finish. These materials and finishes are considered acceptable in the context of a roof extension. The doors and windows would be white timber framed with fine glazing bars which offer a contrast to the glazing pattern on the rest of the building and are considered acceptable. The steel railing would be set behind the parapet and painted grey and would be sympathetic to the proposed extension. The rainwater goods would be finished in black to match the existing and would not be located on the front elevation of the building and are considered acceptable. The proposed extension would have a

reduced amount of glazing compared to the existing and no active cooling systems have been proposed in the application.

- 2.5. The revised scheme has been reviewed by a member of the Council's Conservation Team who deems that the proposed extension would not harm the character and appearance of the conservation area. The proposed scheme is therefore acceptable in heritage and design terms and is therefore in accordance with policies D1 and D2.
- 2.6. Subject to the recommended conditions, it is considered that the proposed roof extension and terrace would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

### **3. Residential Amenity**

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 3.2. The existing roof terrace measures 8.5sqm, and the proposed roof terrace would measure 8.3sqm. It is therefore considered that the new terrace would not result in any additional significant noise pollution. The proposed terrace would be full width and consequently would introduce overlooking opportunities to the roof terrace and extension at neighbouring no. 15. The existing parapet wall would provide some screening and the views into the extension would be oblique views into a sitting room.
- 3.3. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policy A1.

### **4. Recommendation**

Grant conditional Planning Permission

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 4<sup>th</sup> July 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2022/0617/P  
Contact: Edward Hodgson  
Tel: 020 7974 8186  
Email: [Edward.Hodgson@camden.gov.uk](mailto:Edward.Hodgson@camden.gov.uk)  
Date: 27 June 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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

Marcin Kosma RYBAK  
Kemp House, 152-160 City Rd  
London  
EC1V 2NX

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Upper Maisonette**  
**16 Chalcot Road**  
**London**  
**NW1 8LL**

# DECISION

Proposal: Part demolition of the existing roof extension and erection of new extension with flat roof at the front as an addition to existing pitched roof. Creation of a front terrace at full width. Installation of railing along front parapet.

Drawing Nos: Site Location Plan P001, P002, P003, P004, P005, P006, P007, P008, P009, P010 Rev A, P011, P012, P013, P014 Rev A, P015, P016 Rev A, P017, P018 Rev A, Covering Letter dated 10/01/2022 , Design, Access and Heritage Statement, Amended Proposals Letter dated 09/05/2022

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 The development hereby permitted shall be carried out in accordance with the following approved plans

Site Location Plan P001, P002, P003, P004, P005, P006, P007, P008, P009, P010 Rev A, P011, P012, P013, P014 Rev A, P015, P016 Rev A, P017, P018 Rev A, Covering Letter dated 10/01/2022 , Design, Access and Heritage Statement, Amended Proposals Letter dated 09/05/2022

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

- 3 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 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](http://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.

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

Chief Planning Officer

**DRAFT**

**DECISION**