

Our Ref: 22361/SH/ec/ik
Your Ref: PP-11496568
Email: sharper@firstplan.co.uk
Date: 24 August 2022

Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4SG

Dear Sir/Madam,

**PLANNING AND LISTED BUILDING CONSENT APPLICATIONS FOR REPLACEMENT ROOFLIGHT
FLAT 5, 1 CHALCOT SQUARE, LONDON NW1 8YA**

We have been instructed by our clients, Neil Kuscher and Hayley Dolman, to submit the enclosed planning and listed building consent applications for external alterations to the above property comprising of the replacement of an existing rooflight in the side elevation with a Velux cabrio rooflight, to improve the internal accommodation within the property. The application has been submitted online via Planning Portal (PP-11496568) and the requisite planning fee of £206 (+ £32.20 Planning Portal admin fee) has been paid online.

According with national and local validation requirements, the application is supported by the following documents:

- Completed Planning and Listed Building Consent Application Forms;
- Completed CIL Form 1 Additional Information;
- Site Location Plan;
- Block Plan;
- Site Photos;
- Existing Plans and Elevations (drawing no. 22008-101);
- Proposed Plans and Elevations (drawing no. 22008-102).

Background Information

The application site is an existing third floor flat within no. 1 Chalcot Square, Primrose Hill. No. 1 Chalcot Square is a four storey (plus basement) end-of terrace property which has been subdivided into maisonettes/flats. The building has two street elevations, one to Chalcot Square and one to Sharpleshall Street, plus a rear elevation which is visible from Chalcot Crescent. Nos. 1-11 Chalcot Square (and attached railings) are listed at Grade II.

The Chalcot Square elevation is four storeys over a basement, divided into three bays and faced in stucco. At second floor level is a cornice which unifies nos. 1-11 Chalcot Square; above this is an attic storey with a concrete parapet, within which the subject flat is contained. To the edges, giant order pilasters stretch between the first and second floors with a minor order to the attic storey. The ground floor level has a

channelled stucco facing. The Sharpleshall Street elevation is similar in style to the Chalcot Square elevation and arranged in three bays though overall the elevation is wider and its composition asymmetrical.

The flat has been remodelled and extended into the roof space. No historic finishes remain. A mezzanine and a large roof light were added and the partition wall between the front and rear rooms removed. The accommodation is comprised of a separate bedroom, bathroom and kitchen, with an open plan living and bedroom area which can be subdivided by sliding partition doors. A staircase within the living area leads up to a gallery level with a large glazed rooflight above and Velux window to the western roof slope fronting onto Sharples Hall Street. This is visible in longer views.

The roof has been remodelled but retains a traditional hipped shape with traditional slates and ridge tiles, a raised parapet conceals the lower portion of the roof.

Planning History

The most relevant planning applications at the site are detailed below:

- **2005/5538/P** – Planning permission granted in April 2006 for: ‘Alterations and renewal of roof, repairs of gutters and parapets and internal alterations of existing top floor flat (Class C3).’
- **2005/5540/L** – Listed building consent granted in April 2006 for: ‘Alterations and renewal of roof, repairs of gutters and parapets and internal alterations of existing top floor flat (Class C3).’

Planning and listed building consent application applications were submitted in 2012/2013 seeking the installation of windows to two blind windows at third floor level on Sharpleshall Street elevation and replacement of windows at second and third floor on Sharpleshall Street elevation and third floor on Chalcot Square elevation and change of use of 2 flats to a maisonette at second and third floor level. Both applications were subsequently withdrawn.

Application Proposals

The application proposals seek planning permission and listed building consent for the replacement of the existing raised rooflight to the western roof slope fronting onto Sharpleshall Street with a Velux Cabrio model which, when closed, appears as a conventional rooflight and, when open, enables the use of existing roofspace as a small balcony with side railings. The purpose of the installation is to enable the applicants to enjoy the existing mezzanine floorspace both as internal living accommodation and as a balcony, without detrimentally impacting on the listed building and conservation area.

Relevant Planning Policy

The statutory development plan comprises the London Plan (2021) and Camden Local Plan (2017). The National Planning Policy Framework (2021) is a material consideration and has been considered in the formation of the application proposals.

The site is a Grade II listed building situated within the Primrose Hill Conservation Area. Chalcot Square itself is designated as Open Space.

- i) National Planning Policy Framework (NPPF, 2021)

Paragraph 130 relates to design and seeks to ensure that developments (inter alia):

- Function well and add to the overall quality of the area;
- Are visually attractive;

- Are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change;
- Optimise the potential of the site;
- Create places that are safe, inclusive and accessible and which promote health and well-being.

The policies relevant to heritage are outlined within chapter 16, 'Conserving and Enhancing the Historic Environment'. The NPPF places much emphasis on 'significance' which it defines as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting."

Paragraph 194 of the NPPF directs local planning authorities to require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting and the level of detailed assessment should be 'proportionate' to the assets' importance.

Paragraph 195 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This Significance Assessment should be taken into account when considering the impact of a proposal, 'to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.

Paragraph 199 requires that '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.'

Paragraph 200 clarifies that any harm to the significance of a designated heritage asset, either through alteration, destruction or development within its setting, should require, "clear and convincing justification".

Paragraphs 201 and 202 discuss different levels of harm caused to heritage assets and requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from a development.

In the case of non-designated heritage assets, **Paragraph 203** requires a Local Planning Authority to make a "balanced judgement" having regard to the scale of any harm or loss and the significance of the heritage asset.

With regards to conservation areas and the settings of heritage assets, **Paragraph 206** requires Local Planning Authorities to look for opportunities for new development to enhance or better reveal their significance.

ii) London Plan (2021)

Policy HC1 'Heritage Conservation and Growth' sets out that development proposals affecting heritage assets, and their settings, should conserve their significance by being sympathetic to the assets' significance and appreciation within their surroundings.

Policy D3 'Optimising Site Capacity through the Design-Led Approach' requires development to make the best use of land by following a design-led approach that optimises the capacity of sites. Proposals should (inter alia):

- Enhance local context by delivering buildings and spaces that positively respond to local distinctiveness;
- Achieve safe, secure and inclusive environments;
- Deliver appropriate outlook, privacy and amenity;
- Achieve indoor and outdoor environments that are comfortable and inviting;
- Respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character;
- Be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use.

iii) Camden Local Plan (2017)

Policy A1 ‘Managing the Impact of Development’ states that the Council will grant permission for development unless this causes unacceptable harm to amenity in terms of visual privacy and outlook, sunlight, daylight and overshadowing.

Policy D1 ‘Design’ seeks to ensure high quality design. Development must (inter alia:

- Respect local context and character;
- Preserve or enhance the historic environment and heritage assets;
- Be of sustainable and durable construction and adaptable to different activities;
- Comprise details and materials that are of high quality and complement the local character;
- Incorporate outdoor amenity space.

Policy D2 ‘Heritage’ sets out that that development within conservation areas must preserve or, where possible, enhance the character or appearance of the area. In terms of listed buildings, proposals for alterations must not cause harm to the special architectural and historic interest of the building.

Heritage Statement

The application site is a Grade II listed building situated within the Primrose Hill Conservation Area. These form the designated heritage assets upon which the impact of the proposals must be assessed.

i) Listed Building

1 Chalcot Square is listed at Grade II and its statutory list entry notes that it has ‘group value’ with neighbouring buildings. The full listing description is as follows:

“Terrace of 11 houses forming west side of Chalcot Square. 1855-60; Nos 8-11, 1849, altered. Stucco with rusticated ground floors, mostly painted. Nos 2, 3, 5, 6, 7, 9 & 10, slate mansard roofs with dormers. EXTERIOR: 3 storeys, attics and basements; Nos 1, 4, 8 & 11, 4 storeys and basements, slightly projecting. 3 windows each; No.1 with 3-window right hand return (some blind). Prostyle Doric porticoes, Nos 2-6 supporting stucco balconies continued across 1st floor windows. No.1, balustraded balcony. Doorways with cornice-heads, fanlights, side lights and panelled doors (some part glazed). Entrance to No.1 on right hand return. Tripartite sashes to ground floors except No.1 with 3 2-pane sashes. Projecting houses with panelled pilasters at angles rising from 1st floor level to support the main entablature with modillion cornice below attic storey (No.4, entablature missing). 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; projecting houses large central keystones

projecting into the architrave above. Segmental arched, architraved sashes to attic storeys with pilasters trips at angles and parapets. Nos 5, 6 & 7 with cornices and blocking course, others, cut back cornices and parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas."

The listed building is, therefore, significant for its mid-19th century street elevations, their relationship to the neighbouring terrace and their contribution to the conservation area as a whole. The elevations above basement level are largely original. The roof structure, though in a traditional form, has been rebuilt with rooflights and is, therefore, of less significance. It is also partly concealed behind the raised parapet which follows the building line below. The third floor is significantly altered and modernised and retains no original plan form or interiors of interest.

ii) Conservation Area

The Primrose Hill Conservation Area Audit, which was adopted as Supplementary Planning Guidance in 2001, describes Chalcot Square as follows:

"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.

The audit identifies the following key views around Chalcot Square:

- Chalcot Road: view north west towards Chalcot Square;
- Views from secondary roads of Chalcot Square and conversely, views into secondary roads from these spaces.

Planning and Heritage Assessment

The key considerations relevant to the proposals are design and heritage, and impact on neighbouring amenity. These matters are addressed below.

i) Design and Heritage

In accordance with London Plan Policy D3 and Local Plan Policy D1, the proposed rooflight offers a high quality and sensitive addition to the listed building which significantly improves the living accommodation without detriment to the significance of the listed building or the conservation area. The proposed 'Velux Cabrio' rooflight will replace an existing rooflight on the west-facing roof slope fronting onto Sharpleshall Street and therefore will have no greater impact on the design of the building, or its setting, than the existing situation other than a moderate increase in the size of the opening. The elevated position also means that short views are unavailable, with only longer views east along the approaching Sharpleshall Street. No views are available from Chalcot Square. Notwithstanding this, it is considered that the proposed rooflight sits comfortably within the roof slope.

Furthermore, the roof has been remodelled in the past to result in a crown roof form, with glazed roof lantern above and the existing rooflight in the west-facing roof slope. Additionally, there are a number of roof extensions and alterations within the immediate vicinity and within the wider conservation area that have resulted in divergence between neighbouring properties in terms of building heights and roof designs. This would not be the case with the application proposals as there would be no alteration to the height of the building or the roof form. When the rooflight is closed, there would be no perceivable change when compared to the existing situation and, when the rooflight is open, for short periods of time only, the impact would be negligible.

The overall aim of the application proposals is to greatly enhance the internal living accommodation within the existing flat to enable the occupants to enjoy indoor/outdoor living at roof level, whilst respecting the character and appearance of the conservation area and without harm to the Grade II listed building. The alternative is, of course, a much more substantial intervention which alters the roofscape permanently, creating a recessed conventional window/door with terrace set within the roofline, and railings which would then sit atop the raised parapet to provide the necessary fall protection. The proposed solution, which is designed specifically for constrained sites such as this, incorporates all aspects into one, and allows the railings only to be seen when the user decides to open the rooflight. When the rooflight is closed, the unit sits flat onto the roofpitch, and the colour sits comfortably alongside the roof slates. The proposed rooflight is also reversible much more simply and quickly than a permanent raised roof terrace alternative.

As such, is considered that the proposed rooflight achieves the aims of the applicant whilst respecting the significance of the heritage assts and their setting, and, therefore, the proposals comply with London Plan Policy HC1 and Local Plan Policy D2.

ii) Impact on Amenity

Local Plan Policy A1 requires all proposals to demonstrate that there would be no detrimental impact on the amenity of neighbouring occupiers in terms of visual privacy and outlook, sunlight, daylight and overshadowing. Development must also ensure a good level of amenity for the proposed occupiers. In this regard, the proposed rooflight is situated on the west-facing roof slope which forms the termination of the terrace at the end of which the application site is located. Furthermore, the separation distance between the application site and the nearest opposite properties ranges from 18-30 metres, which is considered to be sufficient to negate any issues with regard to perceived overlooking.

In terms of daylight and sunlight and overshadowing, the proposed rooflight/balcony structure is of a lightweight design without any solid sides. The front is glazed and the sides are formed of foldable metal railings, thus allowing daylight and sunlight to pass through the structure and limiting any undue impact on neighbouring occupiers. As such, it is considered that the proposals are entirely acceptable in daylight and sunlight terms regarding impact on neighbouring occupiers.

In addition, the proposed rooflight would increase the amount of daylight and sunlight into the application site, whilst also enabling the mezzanine level to be utilised akin to outdoor amenity space when the rooflight is open. Therefore, the proposals will greatly enhance the amenity of the application site to the benefit of the existing and any future occupiers.

Conclusion

The proposals have been designed sensitively as a high quality, low impact addition which will respect the character and appearance of the conservation area and will have no impact on the significance of the Grade II listed building. The installation of the 'Velux Cabrio' rooflight will enable intermittent access to fresh air and the creation of a space akin to private outdoor amenity space for those periods when the rooflight is open, without permanent alteration to the design or roof form of the host building.

Overall, the proposed scheme is considered to constitute sustainable development that complies with the relevant planning policies of the NPPF, London Plan and Local Plan and should be considered acceptable by the Council. We therefore respectfully request that planning permission and listed building consent is granted without delay.

As such, I trust that you have been provided with sufficient information in order to validate the applications. In the meantime, should you require further clarification, please do not hesitate to contact me.

Yours faithfully,



SAM HARPER
Director

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