

2022/2938/P
1 Egbert Street, London, NW1 8LJ



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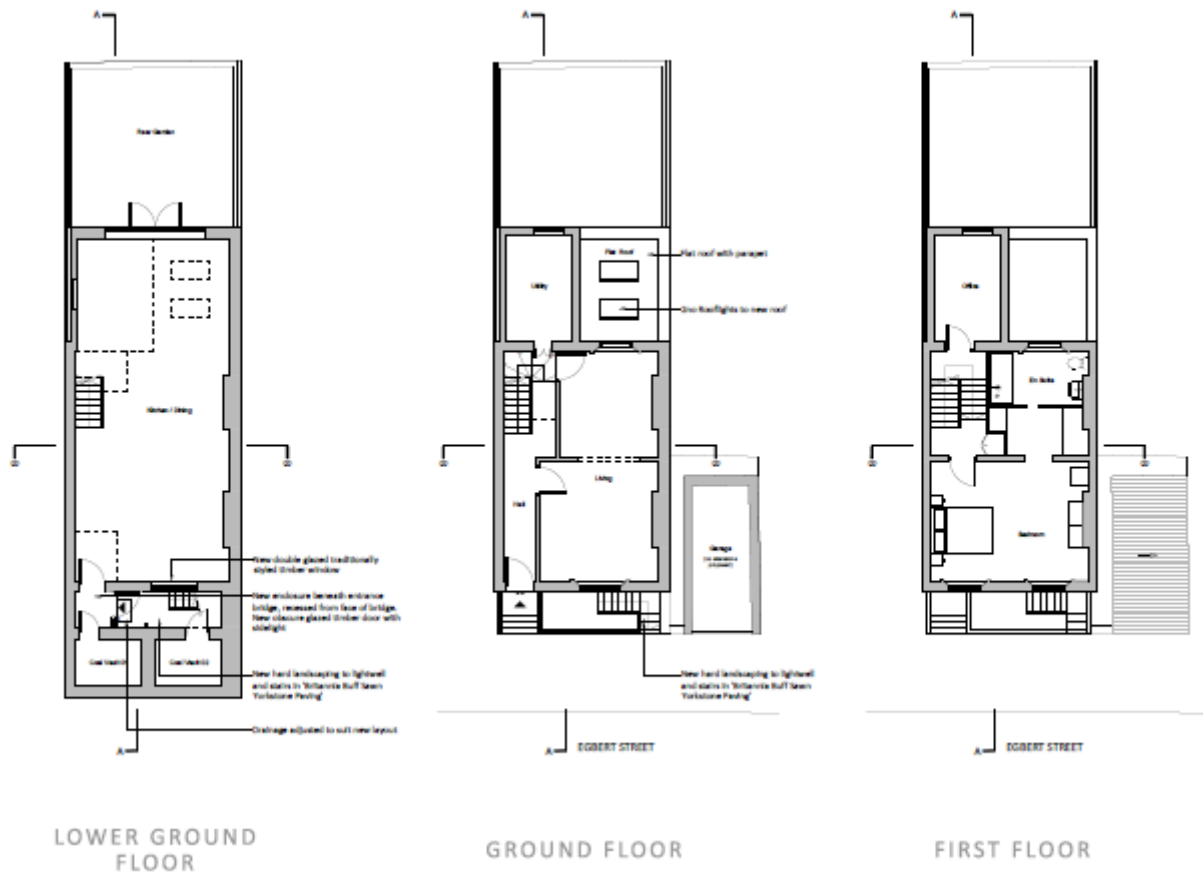
Figure 1: Front elevation of application site.



Figure 2: Rear yard, location of proposed ground floor infill extension with added context of existing built form.



Figure 3: Neighbouring outriggers when viewed from the rear yard of No. 1 Egbert Street.



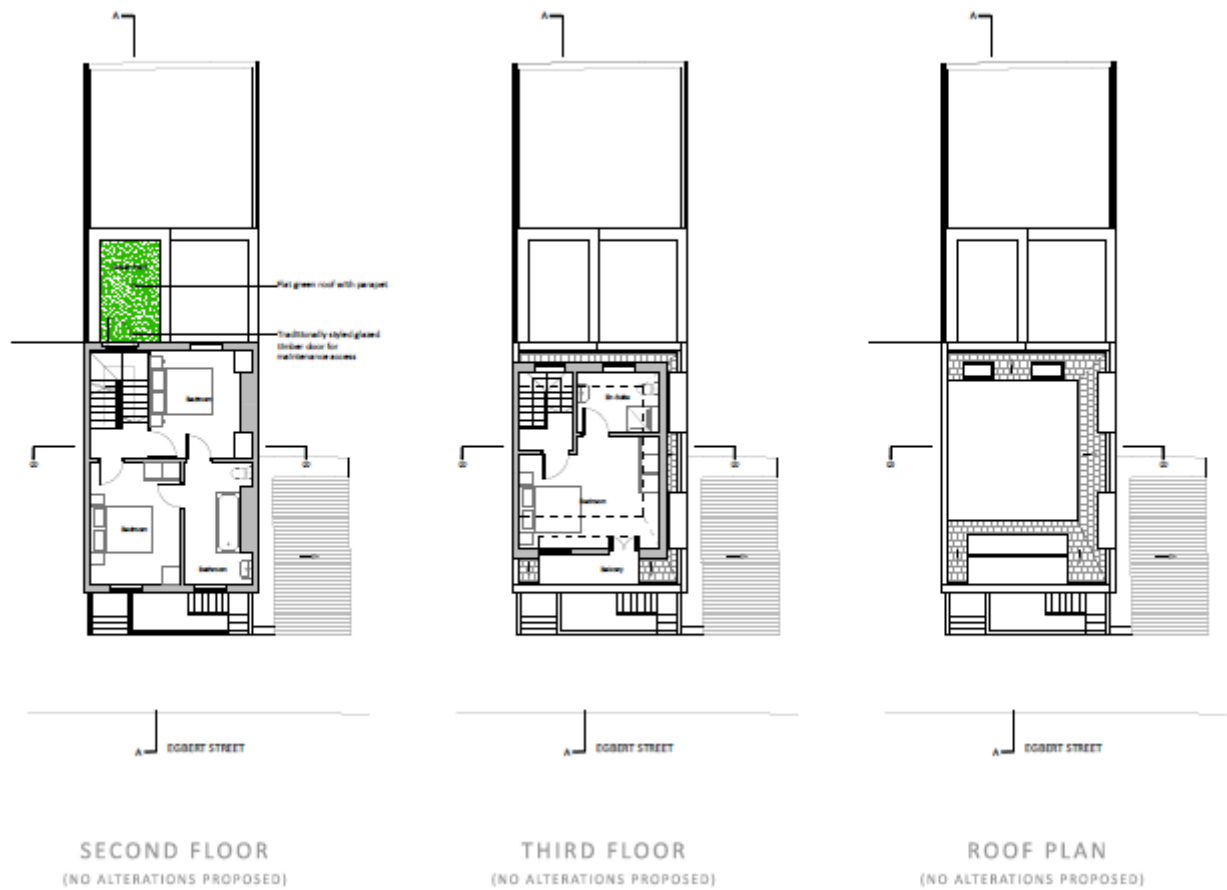


Figure 4: Proposed Floor Plans.

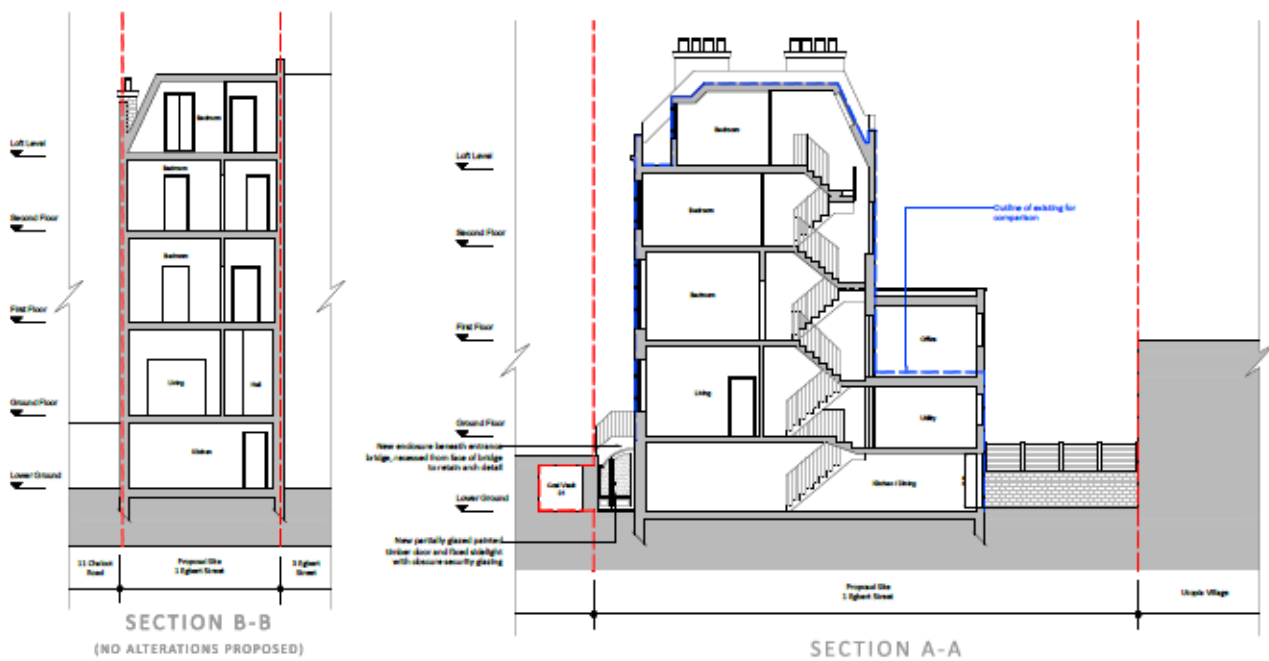


Figure 5: Proposed Sections.



Figure 6: Proposed Elevations.



Figure 7: Aerial view showing existing similar developments and subject site.

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	05/10/2022
		N/A	Consultation Expiry Date:	11/09/2022
Officer			Application Number(s)	
Alex Kresovic			2022/2938/P	
Application Address			Drawing Numbers	
1 Egbert Street LONDON NW1 8LJ			0036.01, Rev. A; 0036.02, Rev. A; 0036.03, Rev. A; 0036.04, Rev. A; 0036.05, Rev. A; 0036.06, Rev. A; Design and Access Statement prepared by DB Concept	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Rear extensions at lower ground and first floor levels, and front enclosure at lower ground floor level beneath entrance bridge.				
Recommendation(s):	Grant Conditional Planning Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	2	No. of objections	2
Summary of consultation responses:	<ul style="list-style-type: none">A site notice was displayed on 12/08/2022 (expiry 05/09/2022)A press advert was published on 18/08/2022 (expiry 11/09/2022) <p>One (1) objection received from neighbouring occupier, as summarised below:</p> <ul style="list-style-type: none">Loss of light Officer's response: The proposed extension will not cause any detrimental harm to the sunlight for the dwellings located off Chalcot Road.A light survey should be carried out Officer's response: A light impact assessment will assess the sunlight to internal habitable spaces only. There will be no loss of light within the property of the adjoining dwelling. In addition, the agent conducted a desktop '45 degree' assessment which indicated only the garden area will be effected by approximately 3sqm.Privacy impacts Officer's response: The proposed south facing window will be obscured glazing.			
Primrose Hill CAAC:	<p>The Primrose Hill Conservation Area Advisory Committee objected on the following grounds:</p> <ul style="list-style-type: none">First floor additional would harm sunlight and daylight to the adjoining dwelling at No. 3 Egbert Street. Officer's response: The proposed first floor addition will not adversely harm the sunlight and daylight to the adjoining dwelling.The proposed infill at the lower ground floor should follow the pattern of such infill additions and be set back from the rear building line of the original outrigger. Officer's response: The infill proposed at the lower ground floor is not visible from the public street and similar infills have been consented in close vicinity, therefore not compromising the significance of the Conservation Area.The roof terrace would allow overlooking of habitable rooms. Officer's response: A roof terrace is not proposed. A green roof is proposed and any access to the green roof will only be for the purpose of maintenance.			

Site Description

The application site is a 19th-century end-terrace townhouse on the east side of Egbert Street.

The building is not listed but is located within the Primrose Hill Conservation Area and is referred to as a positive contributor.

The Conservation Area statement states the following in relation to the pattern of development along the street, '*Principal elevations are flat fronted with pairs of sash windows defining each floor and the original roof form hidden from view by a horizontal parapet. To the rear elevation, the windows are staggered in order to serve the staircase landing, and the roof form has a butterfly profile. A number of properties also have a rear closet wing to half width and part height of the main building.*'

Relevant History

APPLICATION SITE:

2016/6430/P – Erection of mansard roof extension with front dormer window and roof terrace and two roof lights to the rear of the existing dwelling house (Class C3). **Householder Application granted 25/01/2017**

2004/3173/P – Erection of an additional floor at roof level, installation of a door to replace an existing window on the rear elevation at ground floor level; self-containing two non-self contained flats; formation of a crossover to garage. **Full Planning Permission granted 24/09/2004**

SURROUNDING AREA:

Application	Address	Description	Status
2021/1116/P	13 Egbert Street LONDON NW1 8LJ	Alterations to the property at rear lower ground floor level including increase in height of existing single storey infill rear extension and enlargement of door openings; and replacement of the projecting window with a door.	Householder Application granted 28/10/2021
2014/5447/P	13 Egbert Street LONDON NW1 8LJ	Erection of rear single-storey infill extension at lower ground level, with dark grey powder coated metalwork and glazed door, replacement of lower ground floor window with door, replacement balcony at first floor with wrought iron balustrade, relocation of entrance door at lower ground to create porch under existing entrance stairs. The proposed porch to be located entirely under existing stair and replacement of existing French doors at attic level with timber sash windows together with metal handrail above existing front parapet.	Householder Application granted 10/10/2014
2012/5102/P	9 Chalcot Road LONDON NW1 8LH	Erection of a rear first floor level extension in connection with existing residential dwelling house.	Householder Application granted 12/11/2012
2009/3238/P	5 Chalcot Road LONDON NW1 8LJ	Erection of a two-storey rear infill extension and associated works to a dwelling house.	Full Planning Permission granted 01/09/2009
2004/1518/P	10 Chalcot Road LONDON NW1 8LH	Change of use including works of conversion into single family dwelling including erection of a mansard roof and a first-floor rear extension, with second floor roof terrace.	Full Planning Permission granted 16/06/2004.

Relevant policies

National Planning Policy Framework (2021)

London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Home improvements 2021

Primrose Hill Conservation Area statement (2000)

1.0 Proposal

1.1 The applicant seeks permission for the following:

- Rear infill extension at lower ground level
- Single storey extension to an existing rear outrigger at first floor
- Front enclosure at lower ground level beneath entrance bridge

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design and Heritage
- Residential Amenity

3.0 Design and Heritage

Rear infill extension at lower ground level

3.1 The proposal is to enlarge and reconfigure the existing lower ground floor level by 9sqm to provide additional residential floorspace. It is important to note that a similar proposal was consented under planning ref. 2014/5447/P at 13 Egbert Street.

3.2 The proposed rear infill extension will not protrude beyond the existing rear building line of the original rear north wing outrigger, which is consistent with the existing outriggers located along Egbert Street, whilst not being adversely impactful to the Conservation Area and adjoining properties in terms of scale and amenity. In addition, the proposal would secure high quality design whilst respecting local context and character. Full width extensions are commonly found within this building group, especially at the lower storey, as shown in figure 1.

3.3 The proposed extension would be constructed to match with the existing materials, where possible. The extension cannot be readily seen within the wider context of the conservation area which contributes to there being no harm. In addition, majority of the 19th-century terraces along Egbert Street and Chalcot Road have similar extensions, as shown in figure 1. The Council's Conservation Officer raised no concerns with the proposed works.



Figure 1: Similar rear infill extensions along Egbert Street and Chalcot Road.

Single storey extension to an existing rear outrigger at first floor

3.4 The rear outrigger is proposed to be increased by a single storey, taking the outrigger to a height of 3 storeys, with a green roof above it, which is consistent with the height of outriggers prescribed in the Primrose Hill Conservation Area statement. The green roof will not be used as a roof terrace and a condition will be included to protect the privacy and amenity of adjoining properties.

3.5 Similar and larger extensions have been built within the vicinity of the site as detailed in the planning history section of the report, and as such, the proposal will not cause harm to the conservation area and would fit in with the character of the host building and terrace row. Council's Senior Conservation Officer raised no concerns with the proposed works.

Front enclosure at lower ground level beneath entrance bridge

3.6 Similar lower ground level enclosures beneath the entrance bridge have been built within the vicinity of the site, such as 9 and 13 Egbert Street, and as such, the proposal will not cause harm to the conservation area and would fit in with the character of the streetscape. The Council's Conservation Officer raised no concerns with the proposed works.

3.7 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 2013.

3.8 Overall, the proposed development would have a modest scale and projection, be sympathetic to the character and appearance of the host building, and fit in with wider Primrose Hill Conservation Area and therefore comply with policy D1 and D2 of the Camden Local Plan 2017.

4.0 Residential Amenity

Rear infill extension at lower ground level

4.1 The proposed rear infill extension at lower ground level proposes new habitable space in the form of an enlarged kitchen and dining area. The infill will be full width and will not cause any additional loss of light to the neighbouring dwellings, specifically to No. 3 Egbert Street as the proposed lower ground infill is proposed to the south of an existing north wing outrigger, and to the dwellings between 7 to 13 Chalcot Road as they are presently overshadowing the application site, neighbouring properties, and their existing rear yards throughout parts of the day.

4.2 Two roof lights are proposed to the lower ground level infill and a large east facing door. This will provide additional sunlight to the habitable space, which would improve the amenity on the application site.

Single storey extension to an existing rear outrigger at first floor

4.3 The proposed single storey extension to an existing rear outrigger at first floor proposes new habitable space in the form of a home office, with a total area of 7sqm. The proposal will also include an east facing window overlooking the rear yard and an obscured glazed south facing window. The windows will follow the existing window pattern which will provide a consistent design in the conservation area. In addition, any overlooking is considered acceptable as it will be reciprocated by that currently existing from the adjoining dwellings.

4.4 The proposed single storey extension to the rear outrigger will have an impact on light to the adjoining property to the north, however this is considered minimal as the rear yard is presently in shadow due to the existing outrigger on the application site and existing built form along Egbert Street and Chalcot Road. Whilst there would be a loss in daylight, it is not considered sufficient to refuse the application given the context of the existing built environment.

4.5 In addition, it is noted that the consented extensions along Egbert Street and Chalcot Road have a similar impact on amenity, privacy, overshadowing and sunlight. As such, the negligible loss of light will not adversely impact the amenity and liveability of the adjoining dwellings.

4.6 Overall, the proposed extension would be similar in terms of scale and appearance to the existing outrigger extensions along Egbert Street and Chalcot Road and the impact is considered acceptable. The development is thus considered to be in accordance with planning policies A1 and A4.

5.0 Conclusion

5.1 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 26th September 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 and search for 'Members Briefing'.

Application ref: 2022/2938/P
Contact: Alex Kresovic
Tel: 020 7974 3134
Email: Alex.Kresovic@camden.gov.uk
Date: 15 September 2022

Development Management
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Town Hall
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Phone: 020 7974 4444

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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Egbert Street
London
Camden
NW1 8LJ

DECISION

Proposal:

Rear extensions at lower ground and first floor levels, and front enclosure at lower ground floor level beneath entrance bridge.

Drawing Nos: 0036.01, Rev. A; 0036.02, Rev. A; 0036.03, Rev. A; 0036.04, Rev. A; 0036.05, Rev. A; 0036.06, Rev. A;

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 0036.01, Rev. A; 0036.02, Rev. A; 0036.03, Rev. A; 0036.04, Rev. A; 0036.05, Rev. A; 0036.06, Rev. A;

Reason:

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

- 3 Prior to commencement of development , full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used for the green roof and showing a variation of substrate depth with peaks and troughs.
 - iii. full details of planting species and density

The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
- a) an in situ sample of the proposed brickwork, one metre square, showing stock, mortar, bond and pointing, the sample to be dry.
 - b) a sample of the proposed area stonework.
 - c) drawings showing section, elevation and plan of the proposed timber windows, doors and underbridge infill, at 1:10, to include surrounding reveals.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 The Green Roof is not to be used as a roof terrace and should only be accessed for the purpose of maintenance.

Reason: To protect the amenity of adjoining properties in accordance with the requirements of policy A1 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) 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

Chief Planning Officer