

Delegated Report		Analysis sheet		Expiry Date:	19/10/2022
		N/A		Consultation Expiry Date:	13/11/2022
Officer			Application Number(s)		
Daren Zuk			2022/3633/P 2022/4405/L		
Application Address			Drawing Numbers		
Flat 5 1 Chalcot Square London NW1 8YB			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Proposed replacement of existing rooflight at front roof slope.					
Recommendation(s):		1. Refuse Householder Planning Permission 2. Refuse Listed Building Consent			
Application Type:		1. Full Planning Permission 2. Listed Building Consent			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
		No. of responses	01	No. of objections	01
Neighbour Consultation		Site Notice: posted 14/10/2022, expired 12/11/2022 Press Notice: published 20/10/2022, expired 13/11/2022 One objection was received from neighbouring residents. The concerns include: <ul style="list-style-type: none"> - Proposed rooflight is out of scale would be a dominant addition to the roofslope of the listed building. - Would not preserve nor enhance the character or appearance of the Primrose Hill Conservation Area. <i>Officer Comments: The objection letter references policies and material planning considerations which have been discussed later in this report.</i>			

Site Description

The subject site is an end terrace dwelling located at the southwestern corner of Chalcot Square, at the junction with Sharples Hall Street and Chalcot Crescent. The property is comprised of four-storeys (plus basement) and has elevations on both Chalcot Square and Sharples Hall Street/Chalcot Crescent. The property has been subdivided into individual flats, one of which (Flat 5) relates to this application.

The property is Grade II listed and located within the Primrose Hill Conservation Area. The Grade II listing for the group of terraces at nos.1-11 Chalcot Square reads:

"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."

Relevant History

Relevant planning history at the application site:

2005/5538/P Alterations and renewal of roof, repairs of gutters and parapets and internal alterations of existing top floor flat (Class C3). **Granted 03/04/2006**

2005/5540/L Alterations and renewal of roof, repairs of gutters and parapets and internal alterations of existing top floor flat (Class C3). **Granted 03/04/2006**

2012/6839/P Installation of windows to two blind windows at third floor level on Sharpeshall Street elevation and replacement of windows at second and third floor on Sharpeshall 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 (Class C3). **Withdrawn 12/02/2013**

2012/6876/L Installation of windows to two blind windows at third floor level on Sharpeshall Street elevation and replacement of windows at second and third floor on Sharpeshall Street elevation and third floor on Chalcot Square elevation and internal alterations all in connection with change of use of 2 flats to a maisonette at second and third floor level (Class C3). **Withdrawn 12/02/2013**

Relevant Policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance (CPG)

CPG Design (January 2021)

CPG Amenity (January 2021)

CPG Home Improvements (January 2021)

Primrose Hill Conservation Area Statement

Assessment

1. Proposal

- 1.1. Planning and listed building consent is sought for the replacement of the existing rooflight at the side (west) roof slope with a larger velux cabrio style rooflight, which when open would enable to use of the existing roof space as a small balcony. The proposed rooflight will measure 1.9m by 3.8m (7.2smq), and will be located slightly higher on the roofslope.
- 1.2. The existing rooflight is located on the side (west) roof slope and provides natural light to the loft level of Flat 5, and measures 1m by 2.7m (2.7sqm). Another existing rooflight located on the flat crown roof portion will remain unaltered. It is noted that the existing rooflight to be replaced is visible in long views along Sharples Hall Street.

2. Planning Considerations

- 2.1. The material considerations in the determination of this application are as follows:
 - Design and Heritage
 - Amenity

3. Design and Heritage

- 3.1. 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.
- 3.2. Camden's Local Plan is supported by CPD documents 'Design' and 'Home Improvements' and the Hampstead Conservation Area Statement.
- 3.3. Sections 16, 66, and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") provide a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas, and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.
- 3.4. The duties imposed by the Listed Buildings Act are in addition to the duty imposed by section 38(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.

3.5. The NPPF requires its own exercise to be undertaken as set out in chapter 16 - Conserving and enhancing the historic environment. Paragraph 190 requires local planning authorities to identify and assess the particular significance of any heritage assets that may be affected by a proposal. Paragraphs 199-202 require consideration as to the impact of a proposed development on the significance of a designated heritage asset, including an assessment and identification of any harm/the degree of harm. Paragraph 202 states

'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.'

Assessment of proposals

3.6. The proposal involves enlargement of the existing rooflight opening to install a new larger rooflight, with railings and roof cover when opened, along the side (west) roofslope. It does not include any other internal or external alterations.

3.7. The proposed replacement rooflight, which is over double the size (sqm) of the existing rooflight, represents a significant further alteration to the roof due to its size and design. The existing rooflight is small and in proportion with the roof form, and the appropriate size suitable for a rooflight on a building of this character and status. It is considered that the larger rooflight would further erode the existing roof form of the Grade II listed building, thus causing harm.

3.8. Due to its detailed design when open, the resulting structure would add clutter and detract from the original roof form in a very prominent location. The proposal would harm the original proportions and hierarchy of spaces of the listed building, and wider terrace row. Although the existing rooflight is visible from views along Sharples Hall Street, the addition of a much larger rooflight and additional elements brought by the cabrio element which would be highly visible from public view would further harm the character and setting of the building within the Primrose Hill Conservation Area.

3.9. The information submitted does not justify the harm to the listed building. Whilst previous history shows the roof has been renewed, its shape and general form is significant for the listed building and group of buildings it is part of. As such, the size, scale, design and location of the proposed alterations are considered to cause 'less than substantial' harm to the special interest and significance of the listed building and the character of the surrounding conservation area. There is no public benefit identified with this proposal and therefore the works do not comply with requirements of the NPPF in terms of the balancing exercise required for weighing harm to heritage assets against public benefits.

3.10. As such, the proposed development would serve to harm the significance of the host listed building and the character or appearance of the Primrose Hill Conservation Area, thus not in compliance with Policies D1 and D2 of the Camden Local Plan.

4. Amenity

4.1. Local Plan Policy A1 (Managing the impact of development), supported by Camden Planning Guidance (Amenity), seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission for development that would not harm the amenity of communities, occupiers, and neighbouring residents.

4.2. Due to the location, size, and nature of the proposal it is not considered to cause any additional harm to a neighbour's amenity in terms of loss of natural light, light spill, or added sense of enclosure. The proposed rooflight is therefore complies with Policy A1.

5. Conclusion and Recommendations

5.1. In conclusion, the proposed rooflight located on the side (west) roof slope, by reason of its design and size, would harm significance and setting of the host listed building and the character and appearance of this part of the Primrose Hill Conservation Area. As such, the proposal is considered contrary to the requirements of Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

5.2. It is recommended that planning permission and listed building consent be refused.

Planning

The proposed replacement rooflight, by virtue of its size, design, and location would result in harm to the special interest and significance of the Grade II listed building, and wider Primrose Hill Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

Listed building

The proposed replacement rooflight, by virtue of its size, design, and location would result in harm to the original proportions and hierarchy of the Grade II listed building, to its special interest and significance, and wider Primrose Hill Conservation Area, contrary to policy D2 (Heritage) of the Camden Local Plan 2017.