

Application ref: 2022/3266/P
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Date: 22 December 2022

Development Management
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London Borough of Camden
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Lipton Plant Architects
Lipton Plant Architects
The Hub
University House, 53-55 East Road
London
N1 6AH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**33 Chalcot Crescent
London
Camden
NW1 8YG**

Proposal:

Use as a single dwellinghouse (Class C3) and alterations to roof extension, window replacement, repair work and associated refurbishment.

Drawing Nos: Existing: 3.0.000 P3; 3.0.001 P3; 3.0.003 P4; 3.0.004 P4; 3.0.005 P4; 3.0.006 P4; 3.0.007 P4; 3.0.008 P4; 3.0.009 P4; 3.0.010 P4; 3.0.011 P4; 3.0.012 P4; 3.0.013 P4.

Proposed: 3.1.101 P4; 3.1.102 P4; 3.1.103 P4; 3.1.104 P4; 3.1.105 P5; 3.1.106 P4; 3.1.201 P4; 3.1.202 P4; 3.1.203 P5; 3.1.204 P4; 3.1.301 P4; and 3.1.302 P4.

Supporting: (Prefix: 622-CHA-) 004-Heritage Statement, 005-DAS, Interior Design Drawings (100A; 120A; 130A; 140A; 480; 440; 410B; 412A; 411A; 400A; 460; 420; 421; 450A; 432; 430; 431A; 470; 490).

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:

Existing: 3.0.000 P3; 3.0.001 P3; 3.0.003 P4; 3.0.004 P4; 3.0.005 P4; 3.0.006 P4; 3.0.007 P4; 3.0.008 P4; 3.0.009 P4; 3.0.010 P4; 3.0.011 P4; 3.0.012 P4; 3.0.013 P4.

Proposed: 3.1.101 P4; 3.1.102 P4; 3.1.103 P4; 3.1.104 P4; 3.1.105 P5; 3.1.106 P4; 3.1.201 P4; 3.1.202 P4; 3.1.203 P5; 3.1.204 P4; 3.1.301 P4; and 3.1.302 P4.

Supporting: (Prefix: 622-CHA-) 004-Heritage Statement, 005-DAS, Interior Design Drawings (100A; 120A; 130A; 140A; 480; 440; 410B; 412A; 411A; 400A; 460; 420; 421; 450A; 432; 430; 431A; 470; 490).

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 Reasons for granting permission:

The proposal involves the amalgamation of the two flats within 33 Chalcot Crescent to form a single dwellinghouse. This complies with Local Plan policy H3 (protecting existing homes) as there would be a loss of only one unit and no loss of residential floorspace.

The newly created amalgamated dwelling would meet space standards and provides good quality accommodation.

The building is grade II listed and located within the Primrose Hill Conservation Area. External works are limited to roof extension alterations, minor repair work to the elevations and window replacement. The existing roof extension dates from the 1970s and the proposal essentially replaces it in scale and mass but with a revised (smaller) set of rear windows and a slate cladding. The impact of this on the listed building is neutral to mildly beneficial. The repair work and

window replacement would use appropriate materials, design and techniques which would preserve the character and appearance of the listed building and wider Primrose Hill conservation area. Internal works are assessed in the associated listed building consent application (Ref: 2022/4030/L).

The proposal would result in a reduction on parking pressures given it's a reduction in units. As such a car free obligation is not considered necessary in this instance.

There is adequate space for waste and cycle storage in the existing front lightwell and rear garden, existing arrangements would continue to be acceptable. No further details are required in this instance.

There are no objections following statutory consultation (the local CAAC initially objected and then withdrew their comments after the scheme was amended). The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with Policies H3, T1, T2, CC5, D1, D2, and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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.


- 4 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).

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer