

Camden Council
Planning Department
5 Pancras Square
London
N1 4AG

DATE
12/05/ 2025

OUR REF :
24031 –
Planning
Application

Dear Sir / Madam,

Planning Application Submission – 15 Chalcot Square

This application has been prepared on behalf of our client in respect of their proposal to undertake some alterations to the property.

Our client exchanged on the property around autumn last year and is seeking to refurbish the property, making improvements to its basic functionality, upgrading it aesthetically and sustainably whilst ensuring that its historic features are reinstated, preserved and enhanced, once they have completed.

This letter serves as a Planning Statement which provides a site description, a brief overview of the planning history for the property; and assesses the proposals against the relevant planning policy and other material considerations. The letter concludes that the proposals comply with policy and that permission should be granted accordingly.

Site Description, Context & History

The host property is a Grade II listed terraced townhouse which is located on the South-East side of Chalcot Square in the Primrose Hill Conservation Area. It was first listed in May 1974. 15 Chalcot Square is a terraced property built in the late 1850s as part of a Victorian terrace and has been considerably altered and adapted over time. A large number of alterations have been made to the original planform during the late 1980s and 1990s, these are detailed later in this statement and in our drawings and DAS. There are a number of designated heritage assets in the surrounding conservation area.

The Heritage Report prepared by HCUK sets out the background and development of the site. In summary, the property likely dates from the mid-19th century.

Photos of the front and rear elevations seen below.



Fig 1. Front Elevation (Blue Render)



Fig 2. Rear Elevation (White Render)

Proposals

In summary, the proposals include for the following alterations to the property:

- **Lower Ground Floor:** Removal of non-original partitions to reconfigure internal spaces to the SW side of the property. Landscaping to rear garden. Acoustic enclosure to rear garden to house ASHP.
- **Ground Floor:** Restoration of drawing room & entry hallway to front. Reconfiguration of kitchen / dining room. Replacement of existing external terrace, balustrade & staircase.
- **First Floor:** Reconfiguration of first floor spaces to create master suite; new dressing spaces accessible from master bedroom & ensuite.
- **Second Floor:** Restoration of front bedroom & ensuite.
- **Third Floor:** Restoration of bedrooms & ensuites.
- **Roof:** Replacement of 2 no. existing rooflights with 2 no. conservation rooflights to rear roof. Replacement of existing roof tiles and lead coverings where necessary.
- **Additional:** Address heating (installation of under floor heating); Replacement of windows throughout the building; refer to elevations for details.
- **General :** All existing cornicing, architraves, skirting to be retained and refurbished where possible.

The proposal will try wherever reasonably possible to restore what is believed to be the 'original' configuration, as well as provide a better layout and flow throughout the property. This includes a new larger kitchen and dining area; new refurbished garden; and the restoration/reinstatement of historic features with age-appropriate alternatives where necessary. Underfloor heating will be provided throughout and new conservation rooflights are proposed in existing openings on the rear roof.

The proposals can be viewed in further detail on the supporting drawings and DAS prepared by Michaelis Boyd Architects.

Site History

The site has had an active planning history and relevant application details are provided below:

- In 1999 Permitted development granted for new LGF rear window **Ref: PE9900747**
- In 1999 full planning permission granted for "*The removal and replacement of balconies to kitchen and breakfast room at rear upper ground level, the erection of a screen on the south side of the breakfast room balcony and internal and external alterations at lower and upper ground floor level*" **Ref : PE9800589R1**
- In 1999 Permitted development granted for internal and external alterations including the construction of two balconies at the rear and the installation of new windows and Velux roof lights **Ref : PE9900747**

- In 1986 listed building consent was granted for “*internal and alterations including the construction of two balconies at the rear and the installation of new windows and Velux rooflights*” **Ref : 8670211**

Planning precedents in the surrounding area

The neighbouring properties on Chalcot Square display some precedence for the addition of air conditioning / cooling installed in historic buildings :

- In 2024 permission was granted for air conditioning to the Lower Ground floor of neighbouring property No. 28 Chalcot square **Ref : 2024/2039/L**
- In 2023 permission was granted for the installation of an ASHP to provide both heating for spaces across the first, second & third floor of No.21 Chalcot Square **Ref : 2022/4762/P**

There is also precedent for extending on lower ground floor level with the addition of single storey extensions at some of the surrounding properties :

In 2018 permission was granted for a single storey extension & installation of new external staircase and balustrade from LGF to GF level to the rear of No. 20 Chalcot square **Ref : 2018/6139/P**

In 2023 permission was granted for the extension of the basement to the rear of No.28 Chalcot Square **Ref : 2023/5032/L & 2023/4968/P**

Planning Justification – Key headlines

The key local policy is contained within the Local Plan 2017, and the following policies are of particular relevance to the proposals:

Policy D1 Design

“7.2 The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- *character, setting, context and the form and scale of neighbouring buildings*
- *the character and proportions of the existing building, where alterations and extensions are proposed;*
- *the prevailing pattern, density and scale of surrounding development;*
- *the impact on existing rhythms, symmetries and uniformities in the townscape;*
- *the composition of elevations;*
- *the suitability of the proposed design to its intended use;*
- *inclusive design and accessibility;*
- *its contribution to public realm and its impact on views and vistas; and*
- *the wider historic environment and buildings, spaces and features of local historic value.”*

Our proposal intends to retain the existing character of the building, most notably from the exterior. Minor

alterations to the side elevation are proposed, by opening up existing blind elevations underneath existing windows. Our proposal to replace the existing windows intends to have no impact on the character of the building. All new frames will be in a style sympathetic to the building, most of which will be exact replicas of the current fenestration style. We have proposed minor changes in the style of existing windows only where they have already been replaced in the late 1980s. These proposals are outlined in greater detail in our DAS and drawings.

"7.41 The Council places great importance on preserving the historic environment. Under the Planning (Listed Buildings and Conservation Areas) Act the Council has a responsibility to have special regard to preserving listed buildings and must pay special attention to preserving or enhancing the character or appearance of conservation areas. The National Planning Policy Framework states that in decision making local authorities should give great weight to conservation of designated heritage assets in a manner appropriate to their significance. The Council expects the development not only conserves, but also takes opportunities to enhance, or better reveal the significance of heritage assets and their settings."

Our proposal does not intend to disrupt the existing character of the conservation area. As the majority of the alterations proposed are inside the building they will not have an impact on the appearance of the conservation area. The external alterations include the replacement of the existing rear terrace and staircase; these items are not visible from the surrounding streetscape. The proposal of the alteration of the existing round-headed windows to the side elevation is viewed as a positive contribution to the existing building and surrounding streetscape. These proposals are outlined in greater detail in our DAS and drawings.

Policy CC2 Adapting to Climate Change – *"The council will require development to be resilient to climate change. All development should adopt appropriate climate change adaptation measures such as :*

- A. The protection of existing green spaces and promoting new appropriate green infrastructure.*
- B. Not increasing, and wherever possible reducing, surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems;*
- C. Incorporating bio-diverse roofs, combination green and blue roofs and green walls where appropriate; and*
- D. Measures to reduce the impact of urban and dwelling overheating, including application of cooling hierarchy*

Our proposal intends to replace the existing boiler add two air source heat pumps for internal heating - we see this as a sustainable way of modernising the existing building and meeting modern heating expectations. The ASHP will be housed in an acoustic enclosure at the rear of the proposed garden room, at the foot of the garden. Our proposal seeks to take a sustainable approach to heating by installing Underfloor Heating throughout the building. We intend to install the underfloor heating in between the existing joists. These proposals are outlined in greater detail in our DAS and drawings.

Policy A1 Managing the impact of development – seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered at the design stage . It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook and implications on daylight and sunlight. This is supported by the CPG Amenity.

Our proposal will not impact residential amenity in terms of sunlight, daylight and privacy.

Policy D2 Heritage

Conservation areas - *Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:*

- *e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- *f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- *g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- *h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

Listed Buildings - *Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will: i. resist the total or substantial demolition of a listed building; j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and k. resist development that would cause harm to significance of a listed building through an effect on its setting."*

"7.62 Sustainability measures in listed buildings - *Proposals that reduce the energy consumption of listed buildings will be welcomed provided that they do not cause harm to the special architectural and historic interest of the building or group. Energy use can be reduced by means that do not harm the fabric or appearance of the building, for instance roof insulation, draught proofing, secondary glazing, more efficient boilers and heating and lighting systems and use of green energy sources. Depending on the form of the building, renewable energy technologies may also be installed for instance solar water heating and photovoltaics."*

In line with policy D2, the design has been considered carefully to each floor of the property and the impacts on the host building and conservation area assessed. On this basis, the following observations can be made in line with the Heritage Statement and the DAS:

- ***Lower Ground Floor :*** The lower hierarchy of this space when compared to ground and first floor levels means that it can accommodate change without a significant amount of harm being caused. This level has already been heavily altered – the partitions we propose to remove are from the late 1980s & 1990s. Please refer to DAS for further details.

The garden area will be maintain its current grasses & planted area, alongside the existing trees.

- **Ground Floor :** as demonstrated within the DAS, interruption of historic fabric would remain minimal. The non-original opening between room G1 and G2 is proposed larger. The proposals include heritage benefits in the form of the removal of a non-original partition between room G2 and G3 to create one large space. Our proposal also aims to replace the existing 1980s external metal terrace, balustrade and staircase on this level.
- **First Floor :** the interruption of historic fabric is intended to be minimal across the first floor plan. We propose to remove some 1980s stud partitions and close up & relocate some existing door openings to improve connectivity between the spaces.
- **Second Floor :** The second floor configuration remains largely unchanged, with minor tweaks to the stud partitions in rooms S3 and S5.
- **Third Floor :** The third floor configuration remains largely unchanged, the proposed changes would not cause harm to the heritage significance of the building.
- **Roof :** It is proposed to replace roof coverings and lead coverings where necessary only.
- **Additional:** The proposed timber framed and attenuated enclosure conceals mechanical plant. The dB levels for the enclosure can be agreed with the council, ideally within conditions to be discharged linked to an approval. Replacement of windows throughout the building; refer to elevations for details. Many of these windows have been previously altered and replaced in the late 1980s.

Overall, these proposals are considered to have minimal impact on the character and setting of the listed building and the conservation area and seek to both enhance and preserve each asset's significance, whilst also trying to improve the sustainability of the property wherever possible. Our proposal retains all existing trees on the site.

This takes the form of:

- reducing the reliance of fossil energy sources,
- aiming to regulate and control the temperature of the house throughout the year, by improving airtightness wherever possible and controlling temperatures fluctuations as much as possible through the introduction of underfloor heating so more constant internal temperature can be set, minimising sudden demands on heating.

Archaeology

The site is not located within an Archaeological Priority Zone.

Biodiversity Net Gain

As this is a minor householder application, it is considered that Biodiversity Net Gain is not applicable. We will happily discuss this with the Council if they feel it necessary.

Pre App Feedback

We've reviewed commentary received from the council on our Pre App Proposal and made efforts to integrate

this feedback into our proposal, please see table below.

Initial Proposal – Pre App	Camden Council's Feedback – Pre App. Received 8 th April 2024.	Current Proposal – Planning Application
LGF Excavation / Extension	<p><i>On-site observations confirmed that the lower ground floor (LGF) has an existing concrete slab in the rear room. However, the proposed excavation dimensions have not been clarified, and there is no detail on how any floor lowering would impact associated features such as chimneys. The proposal lacks sufficient clarity, and any extension should not project beyond the original building line to ensure it remains subordinate to the dwelling and respects the building's hierarchy. You are also advised to follow the size criteria within policy A5 (Basements) of the Local Plan, i.e. :- the basement should not exceed 50% of each garden within the property be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; the basement should be less than 1.5 times the footprint of the host building in area and</i></p> <p><i>the basement should not extend into the garden further than 50% of the depth of the host building measured from the principal rear elevation.</i></p> <p><i>Additionally, as the applicant site is located within a flood risk area, a Flood Risk Assessment (FRA) is required to demonstrate that the development would not increase flood risk to the property or surrounding area.</i></p>	<p>We are no longer proposing alterations to the floor levels in our application. We are not proposing any extension to the lower ground floor.</p> <p>We have prepared a Flood Risk Assessment as part of this application.</p>
Additional windows to side elevation	<p><i>The introduction of new openings on the side elevation is not supported, as it would result in the loss of historic fabric and substantially alter the primary elevation, disrupting the established fenestration pattern and solid-to-void ratios. The reinstatement of the two partially infilled arched-headed windows, however, would not be opposed.</i></p>	<p>No new openings proposed to side elevations; existing blind opening beneath existing arched-headed window to be opened and new arched windows proposed. Refer to drawing 24031-722-Elevations for more details.</p>
Rooflights to front roof	<p><i>Similarly, the addition of new rooflights is not supported, as it would compromise the character and integrity of the listed building. Any existing rooflights on the rear elevation may be replaced with more thermally efficient units, provided they match the existing dimensions and appearance.</i></p>	<p>No new rooflights to front roof. Existing rooflights to rear roof to be replaced with modern alternative in the same openings. Refer to drawing 24031-705-RoofPlan for more details.</p>
Double glazing	<p><i>The majority of the external joinery units retain their original historic glass. In accordance with Historic England guidance, the replacement of these with double glazing is not appropriate and is therefore will not be recommended in the guidance</i></p>	<p>We've reviewed previous applications and dated each of the windows. It's apparent that quite a number of windows, particularly at the rear of the property, have been added or replaced in</p>

		the late 1980s. At this time existing openings were altered (door openings turned into windows, window openings turned into doors, window openings altered) at this time. This is detailed in our DAS. As a result we feel it is appropriate to propose upgrades to the existing glazing as historic glazing has already been lost.
Outbuilding to Rear Garden	<i>The outbuilding is of an insubordinate scale that would contribute to the overdevelopment of the site. Its size, bulk, and positioning are not in keeping with the established character of the area and would introduce an incongruous element that disrupts the coherence of the site. There are no other structures of this type in the immediate context, and it is not reflective of the historic development pattern. Furthermore, the proposed outbuilding would fail to preserve or enhance the character and appearance of the conservation area, introducing a form of development that detracts from its established significance.</i>	No outbuilding included in application.
Internal Reconfigurations	Excerpt from email from Conservation Officer Jessica McDonnell-Buwalda dated 21.03.25 : <i>As stated, the concern lies in the demolition of the historic/traditional planform. There is no opposition to the alteration of partition walls inserted in the 1980s (as you have highlighted in the screenshots below).</i>	We have proposed changes to internal walls which were added in 1980s and 1990s predominantly. Any non-original walls dated before this time have minor alterations proposed on the first floor, where we are proposing a new opening between rooms F1 and F5. There is precedent of this type of opening on the second floor in a similar location.
Works to Internal staircase	Excerpt from email from Conservation Officer Jessica McDonnell-Buwalda dated 21.03.25 <i>Demolition of the original staircase (in any part) would result in the application having to be refused. The significance and impact of this type of alteration is reflected in the fact that this would independently would trigger the requirement for consultation with Historic England – where only external works to a Grade II would otherwise need consultation.</i>	Works to staircase are limited to the replacement of a screen on the third floor landing. This screen was added in the 1980s. We propose to replace the screen with a more traditional balustrade to tie in with the rest of the staircase. Refer to drawing 24031-704-ThirdFloorPlan

		provided as part of this planning application.
Renewable Energy	The principle of installing ASHP (Air Source Heat Pump) units on the proposed outbuilding is not resisted, as it aligns with the site's renewable energy strategy. However, a noise and impact assessment will be required to ensure there are no adverse effects on neighbouring amenity.	We have carried out a noise impact assessment as part of this application.
Trees	It is noted that the proposed rear extension/outbuilding will be close to trees the subject of Tree Protection Orders in the rear garden. It will be necessary to submit an Arboricultural Implications Assessment to demonstrate that no significant trees would be significantly affected. Subject to this, it will be necessary to provide tree protection measures to protect any trees which are to be retained.	We have carried out a Tree survey & Arboricultural Impact Assessment as part of this application.

Summary

The approach taken by the project team has been to design a scheme that seeks to improve the property through a number of sympathetic alterations which will improve the property's functionality, aesthetics and importantly, its historic features.

In summary, the proposals seek to respect and improve the host building and the conservation area and are therefore compliant with the Council's policy criteria. The proposals are supported by drawings and are in full accordance with the Local Plan.

Planning Application Package

We have submitted the following documents for the application:

- Cover letter incorporating Planning Statement (Michaelis Boyd Architects);
- Design and Access Statement (DAS) including full details on works (Michaelis Boyd Architects);
- Drawing package by Michaelis Boyd Architects including:
 - Site Location Plan – 24031-000 – 1:1000@A3;
 - Existing / Demolition Lower Ground Floor Plan – 24031-050 – 1:100@A3;
 - Existing / Demolition Ground Floor Plan – 24024-051 – 1:100@A3;
 - Existing / Demolition First Floor Plan – 24024-052 – 1:100@A3;
 - Existing / Demolition Second Floor Plan – 24024-053 – 1:100@A3;
 - Existing / Demolition Third Floor Plan – 24024-054 – 1:100@A3;
 - Existing / Demolition Roof Plan – 24024-055 – 1:100@A3;
 - Existing / Demolition Section AA – 24024-060 – 1:100@A3;
 - Existing / Demolition Section BB – 24024-061 – 1:100@A3;
 - Existing / Demolition NW Elevation - 24024-070 – 1:100@A3;
 - Existing / Demolition SE Elevation - 24024-071 – 1:100@A3;

- Existing / Demolition SW Elevation - 24024-072 – 1:100@A3;
 - Proposed Lower Ground Floor Plan - 24024-700 – 1:100@A3;
 - Proposed Ground Floor Plan - 24024-701 – 1:100@A3;
 - Proposed First Floor Plan - 24024-702 – 1:100@A3;
 - Proposed Second Floor Plan - 24024-703 – 1:100@A3;
 - Proposed Second Floor Plan - 24024-704 – 1:100@A3;
 - Proposed Roof Plan – 2402-705 – 1:100@A3;
 - Proposed Section AA – 24024-710 – 1:100@A3;
 - Proposed Section BB – 24024-711 – 1:100@A3;
 - Proposed NW Elevation - 24024-720– 1:100@A3;
 - Proposed SE Elevation - 24024-721 – 1:100@A3;
 - Proposed SW Elevation - 24024-722 – 1:100@A3;
- Heritage Statement (HCUK).
 - Noise Impact Assessment (Noico)
 - Flood Risk Assessment (Enginuity)

The Application fee has been paid directly to the Council.

Please do not hesitate to contact me should you require any further information for validation of the application, and I look forward to hearing from you in respect of.

Kind regards,

Alex Michaelis

Co-Founder, Michaelis Boyd Architects