

06 March 2023

Project: 22344  
Premises: 35 Howitt Road London NW3 4LU  
Proposal: Erection of Rear Dormer to Upper Roof Slope and Installation of Rooflights to Front

### **35 Howitt Road London NW3 4LU Full Planning Application with Conservation Area Consent - Planning Statement**

Following the assessments on various aspects of the premises, local and urban characteristics and the information available from the local authority including London Borough of Camden Local Development Scheme – August 2021, Camden Local Plan 2017, CPG - Design January 2021, CPG - Home Improvements January 2021, Conservation Area Appraisals and Management Strategies - Belsize Conservation Area Statement (9) 2003, Belsize Conservation Area Design Guide 2003, LBC Article 4(1) Direction (No. 100) – September 2010, Our Camden Plan 2025, the London Plan 2021, the National Planning Policy Framework 2012 (rev. July 2021), and similar successful planning applications especially 2022/3898/P, 2016/2805/P, 2015/6676/P, 2013/6156/P, 2012/0758/P, 2011/5590/P and 2011/2715/P. The mentioned premise is not listed and is located inside Belsize ward and Belsize Conservation Area in the constituency of Hampstead and Kilburn, south of Haverstock Hill and Belsize Park Station, and close proximity to Haverstock Hill shopping frontage. The premise is located at the northern boundaries of Critical Drainage Area Group 3-005 but not in any Local Flood Risk Zone.

The proposal has considered especially the policies in the Camden Local Plan 2017: A1 Managing the impact of development, A2 Open Space, D1 Design, D2 Heritage, CC1 Climate Change Mitigation, CC2 Adapting to Climate Change, and H3 Protecting Existing Homes, generally within, into, and out of Belsize Conservation Area, and the effect of development on sites adjacent to such areas. The design proposals have been produced to reflect the consideration above.

The following statements are prepared to demonstrate the approach and intention of the Full Planning Application.

*“Howitt Roads were developed by the Glenloch Insurance Company at the turn of the century, taking advantage of the opening of Belsize Park Underground Station on the Northern Line in 1907.”*

*- Chapter 3 Character and Appearance of the Area No.4 p.13  
Conservation and Urban Design Team, 2003, Belsize Conservation Area Statement 9, LBC*

The location the premise sets on the east side of Howitt Road between Haverstock Hill and Glenilla Road, one of the three similar design terrace houses, c. the late 1930s, in the middle of the road. The property is a three-storey, six-bedroom terrace house with a basement and a generous loft space, red brick frontage and mixed yellow & red brick rear elevation including front and rear two-storey bays, plus three white painted front dormer windows at the lower mansard slope. The existing mansard roof is in red ceramic roofing tiles while the rear garden is formed by high and low mixed yellow and red brick walls and natural timber trellis. The premise is in a quiet residential area surrounded by Edwardian terraced houses developed by the Glenloch Insurance Company since the turn of the 20th century. The three houses No.31, 33 and 35 are similar in dimensions and plain style characters in contrast to the rest of the road regarding the architraves and decorative motifs.

The premise is within walking distance 3 minutes from Belsize Park Station for Northern Line (Edgware branch), 13 minutes from Hampstead Heath Station for London Overground North London Line, 14 minutes from Swiss Cottage Station for Jubilee Line, 17 minutes from Finchley Road Station for Jubilee and Metropolitan Line, and 20 minutes from South Hampstead Station for Watford DC line. There are convenient bus connections within 3 minutes walking distance; North to Archway, Brent Cross and Hampstead Heath, South to Old Kent Road; 9 minutes - Southeast to St Bartholomew's Hospital, 13 minutes – South to Paddington, Pimlico, 14 minutes – North to Golders Green, South to Marble Arch and Victoria, West to Park Royal. Haverstock Hill, Hampstead Heath, Swiss Cottage and Finchley Road offer convenient amenities and exceptional shopping experiences. There is no material change of use in the proposed rear dormer to the upper roof slope and front roof lights in the application.

*The houses along Glenloch, Glenmore and Howitt Roads are two storey red brick terraces with a basement and an attic storey within a slate-faced mansard. At roof level the party walls are expressed as upstands with shared chimneys located at the ridge that step up the street. The terraces are of similar design but show variations. All have three light, two storey bays and dormers and utilise render and white painted timber frames to provide*

*contrast. The upper portions of windows are sub-divided by glazing bars, some with a decorative sunrise motif.*

*- Chapter 3 Character and Appearance of the Area No.4 p.25  
Conservation and Urban Design Team, 2003, Belsize Conservation Area Statement 9, LBC*

The three-storey terraced house is located on the mid-south-eastern side of Howitt Road. The front façade is facing northwest with a pedestrian walkway approx. three steps down while the rear elevation is facing the southeast. The northeast elevation is a party structure shared with No.33 with a shared chimney and an expressed upstand at the roof level, and a party fence wall in brick and timber trellis at the rear garden. The southwestern elevation is also a party structure shared with No.37 with a similar but thinner shared chimney and an expressed upstand at the roof level and a party fence wall in brick and timber trellis. An approx. 1.1m high southeast party fence wall is at the far end of a 9m deep rear courtyard and is shared with No. 13 and Gilling Court of Belsize Grove.

The ground floor consists of an entrance lobby with a stairway to the rest of the house, a front living room and a rear dining room connecting to the rear garden via a glass sliding door. The rear kitchen is accessible through a door via the lobby. There are a total of six bedrooms facing Howitt Road and the rear garden on the first and second floors. There are shared bathrooms at the north corner on both levels. The loft space is currently accessible via a ceiling hatch. There is no convenient access to the mansard roof.

The proposed rear dormer to the upper roof slope will be facing the rear garden and the southeast greenery while the proposed front roof lights will be facing the frontage of No.38 and No.40 Howitt Road. The proposed work is to be positioned well within the premise of the loft space with no impact on the party structure. The proposed rear dormer and front roof lights will offer a stronger relationship between the loft space and the rest of the house through the main staircase, and better daylight for the loft space.

The main volume of the three-storey house is approximate 7.40m wide and 11.00m in length. The total length including the front and rear two-storey bays is approximate 13.00m. The rear garden is approximate 9.00m from the primary rear elevation in the same width. The existing loft is approximate 54.07 sqm where approximate 38.62 sqm is inhabitable. The proposed rear dormer to upper roof slope is approximate 2.56m wide, aligned with the existing rear roof structural beams and recessed from the rear intermediate ridge. The proposed 940mm wide front roof lights are narrower than and centre-aligned with the existing front dormer windows.

The ground floor rear garden consists of mixed hard and soft landscaping, and there is no significant tree of interest. There is no provision for any new soft landscape. The proposed rear dormer to the upper roof slope and front roof lights will enhance the presence of light, sky and the enjoyment of the existing loft.

*The elevations give strong rhythm and consistency to the terrace except where this is interrupted by inappropriate alteration. Many front doors still have stained glass of Art Nouveau design. The plots are small with tiny rear gardens and narrow frontages. The consistent use of 'lava' bricks to form the frontage boundaries is characteristic of these streets and forms a distinctive edge. This is lost where frontage walls have been removed. The urban form is offset by small street trees and planting within the front gardens. Most properties retain laurel hedgerows above the boundary walls.*

*- Chapter 3 Character and Appearance of the Area No.4 p.26  
Conservation and Urban Design Team, 2003, Belsize Conservation Area Statement 9, LBC*

The three houses No. 31 to No.35 are similar in dimensions and style. The houses are all finished with exposed red brick frontage and mixed yellow & red brick rear elevation including front and rear two-storey bays, plus three front dormer windows painted white at the lower mansard slope. The recessed main entrance is white with glass block surrounds while all windows are white with protruding frames. The existing mansard roof is in red ceramic roofing tiles while the rear garden is formed by high and low mixed yellow and red brick walls and natural timber trellis.

The proposed rear dormer to the upper roof slope and front roof lights consists of timber frames, casement windows and timber roof lights in double-glazed panelling, slate cladding and lead-roofing to match existing and adjoining neighbours especially those of No.31 and No.33. in style, material and structural integrity, finishes, roofing and other design characteristics.

urban future organization • london  
for Mr. Patrick Panioty of London Heritage Design

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