

Application ref: 2022/5453/P
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Date: 25 April 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Evan Ferguson, Architect
Old Manor Farm
Helperthorpe
Malton
North Yorkshire
YO17 8TQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
41 Howitt Road
London
NW3 4LU

Proposal:

Increase in height of ground floor glazing and doors to rear elevation, in association with raising of ground floor ceiling and raising of floor level of first floor balcony, plus installation of balustrades to existing balcony.

Drawing Nos: Location and Block Plan; Design and Access Statement; 2211.24.b; 2211.25.b; 2212.24.b; 2212.25.b; 2212.26.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: Location and Block Plan; Design and Access

Statement; 2211.24.b; 2211.25.b; 2212.24.b; 2212.25.b; 2212.26.a.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal seeks to increase the height of the ceiling and rear facade glazing of the ground floor extension in association with the raising of the floor level of the first floor balcony, to which new balustrades are also proposed, as well as a slight increase in the height of a parapet wall. It is worth noting that the works are to parts of an extension that was approved on 18/09/2017 under planning permission 2014/5939/P. However the changes proposed are considered to be material development and therefore require planning permission rather than a non-material amendment.

The proposed alterations to the ground floor level would raise the glazed bays and sliding doors of the extension from 2.3m high to 2.7m high. The materials and design would remain the same and the height of the actual overall extension would not change, but the glazed roofs of the extension would have a reduced pitch to facilitate the height change. The floor of the existing balcony would be raised to match the internal floor height of the first floor flat, and the height of the existing brick parapet increased to match that on the party fence line. Black steel balustrades would be constructed to the balcony that would measure 1.1m high. The works would match the existing building in terms of style, design, and materials, and the new balustrades would integrate with the character of the building and wider conservation area. The location of the works to the rear of the property also mean there is very limited visibility from the public realm. The scale, design, and materials are all considered acceptable and would not harm the character or appearance of the host building or the wider conservation area.

The first floor balcony is an established feature of the building that is in line with existing balconies along the terrace. Due to the scale and location of the proposal, there would be no harm to the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received prior to making this decision. The planning history of the site and neighbouring sites has been taken into account when coming to this decision.

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.

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

- 2 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).
- 3 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.
- 4 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-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer