

Application ref: 2023/1190/P
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Date: 16 May 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Urban Future
23 Hill Court
London
W5 3DF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**35 Howitt Road
London
NW3 4LU**

Proposal:

Erection of dormer to rear upper roofslope and installation of three rooflights to front upper roofslope

Drawing Nos:

22344_000 000_OS_TR, 22344_000 003_ex2F, 22344_000 004_exLFT, 22344_000 005_exRF, 22344_000; 006_exLSec, 22344_000; 008_exF&REle, 22344_002 003_pp2F, 22344_002 004_pp3F, 22344_002; 005_ppRF, 22344_003 006_ppLSec, 22344_003 007_ex_ppSSec; 22344_004 008_ppF&REle; Design & Access statement; Heritage Statement; Planning Statement

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:
22344_000 000_OS_TR, 22344_000 003_ex2F, 22344_000 004_exLFT, 22344_000 005_exRF, 22344_000; 006_exLSec, 22344_000; 008_exF&REle, 22344_002 003_pp2F, 22344_002 004_pp3F, 22344_002; 005_ppRF, 22344_003 006_ppLSec, 22344_003 007_ex_ppSSec; 22344_004 008_ppF&REle; Design & Access statement; Heritage Statement; Planning Statement

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 comprises the provision of a third floor level rear dormer and three front rooflights. By reason of the shallow pitch of the upper roof slope and small rear gardens, the dormer would have limited visibility. It is likely to be visible in some private views from rear gardens of properties either side and from above ground windows from the block of flats to the rear but is not considered to be harmful to these views. Again, owing to the shallow upper roof pitch, the front rooflights would not be perceptible from street level.

Dormers in this location, as well as upper front slope rooflights, are common features of the surrounding properties on this side of Howitt Road. On the street as a whole, 16 out of 28 properties have dormers at third floor level including the neighbouring property at no.33. The proposed dormer and rooflights would therefore not be out of character with the host property, streetscene or conservation area.

The dormer would be positioned centrally on the roof and also be centred above the existing dormer at second floor level below. It would be modest sized and smaller compared to the existing dormer which would maintain the window size hierarchy. The proposed timber fenestration and window arrangement is traditional and respects the fenestration of the host property. The rooflights would also be timber framed.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Owing to the views already possible from existing windows below, the dormer windows would not lead to any additional overlooking of rear gardens or into windows of Gilling Court to the rear, and would be at a greater distance. The proposal is therefore not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the 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-householder-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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer