

# 2024/1664/P 44 Flat 1, Howitt Road, London. NW3 4LJ



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## Photos



1. Aerial View Maps 2024



**Image of Front of Property (Source: Google Earth)**

2. Front elevation





***Photo of existing rear elevation***

3. View of the rear elevation



***Proposed Rear and Side Elevation Extract***

4. Proposed rear and side elevation

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	05/07/2024
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>	16/06/2024
<b>Officer</b>				<b>Application Number(s)</b>	
Jennifer Dawson				2024/1664/P	
<b>Application Address</b>				<b>Drawing Numbers</b>	
44 Flat 1 Howitt Road London Camden NW3 4LJ				See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of a replacement half width single storey ground floor rear extension with rooflight and installation of bi-fold doors.					
<b>Recommendation:</b>	Grant conditional planning permission				
<b>Application Type:</b>	Full Planning Permission				

Conditions or Reasons for Refusal:	<b><i>Refer to Draft Decision Notice</i></b>			
Informatives:				
<b>Consultations</b>				
Summary of consultation:	A site notice(s) was displayed near the site on the 17/05/2024 (consultation end date 10/06/2024).  The development was also advertised in the local press on 23 05 2024 (consultation end date 16/06/2024).			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	No consultation responses were received from neighbours/residents.			
Belsize CAAC:	A letter of objection was received on behalf of the Belsize CAAC. Their objection comments can be summarised as follows: <ul style="list-style-type: none"><li>The rear elevation matches the neighbours' on both sides and it should be left as it is.</li></ul> <u>Officer's response:</u> <i>Please see section 2.2 and 2.3 of the report</i>			

## Site Description

The application site is located on the western side of Howitt Road and comprises a two-storey terrace building with a third-floor loft and a basement. The building is subdivided into flats on the ground and upper floors. The primary access to the property is via Howitt Road, with gardens to the rear.

The property is within the Belsize Conservation Area; it is not listed. However, the conservation appraisal notes that it is making a positive contribution to the area's character.

## Relevant History

The application site has no relevant planning history

## Relevant policies

### National Planning Policy Framework (2021)

### The London Plan (2021)

### Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

### Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

### Conservation Statements:

- Belsize Conservation Area appraisal and management strategy

## Assessment

### 1. The proposal

- 1.1. Planning permission is sought for the erection of a replacement rear extension of increased size with new glazing, roof light and rear door.

### 2. Design and Conservation

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

- 2.2. The depth of the replacement extension will increase by 1.5 m. The full dimensions of the extensions will be 5m deep x 3.2m wide and 3m tall. The scale of the extension is subordinate to the building. The 1.5m increase in depth is not a significant increase and is considered appropriate and similar to other extensions in the surrounding areas.

- 2.3. The Conservation Area Committee objected to the proposal on the grounds that the existing extension matches the depth of its neighbour at 46. However, there are a variety of extension depths on Howitt Road. For example, no.54, 50, 58, and 52 are all similar depths to the proposed development, so the extension would be commensurate with the established pattern of neighbouring rear development.
- 2.4. The new roof light will be a conservatory-style roof light on the smaller section of the previous extension. As it will be glazed, it will be discrete and will not harm the property's character.
- 2.5. The materials will match the existing ones, with similar brick used and new timber-framed bifold doors. This is considered acceptable.
- 2.6. As such, the proposal would not have any detrimental impact on the character and appearance of the property and the Belsize conservation area and complies with policy D1 and D2 of the Camden Local Plan 2017.
- 2.7. Under s. 72 of the Listed Buildings and Conservation Areas Act 1990, as amended by the Enterprise and Regulatory Reform Act 2013, special attention has been paid to the desirability of preserving or enhancing the conservation area's character or appearance.

### **3. Residential Amenity**

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications for natural light, artificial light spill, odour, and fumes, as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted by noise or vibrations.
- 3.2. The scale of the development is minor, with a 1.5m increase in depth compared to the existing, so it is considered that it will not cause a significant increase in overlooking, overshadowing, or decrease in daylight/sunlight.
- 3.3. Due to the location, size and nature of the proposal it would not harm the neighbour's amenity in terms of the loss of natural light, light spill or loss of privacy.
- 3.4. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies A1 and A4.

### **4. Recommendation**

- 4.1. Grant conditional Planning Permission

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 24<sup>th</sup> June 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2024/1664/P  
Contact: Jennifer Dawson  
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Date: 20 June 2024

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Town Hall  
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London  
WC1H 9JE

Phone: 020 7974 4444

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# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**44 Flat 1**  
**Howitt Road**  
**London**  
**Camden**  
**NW3 4LJ**

# DECISION

#### Proposal:

Erection of a replacement half width single storey ground floor rear extension with rooflight and installation of bi-fold doors.

Drawing Nos: PLANNING, DESIGN, ACCESS AND HERITAGE STATEMENT,  
44HR(EX)001, 44HR(EX)002, 44HR(PL)200, 44HR(PL)201, 44HR(PL)202

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 PLANNING, DESIGN, ACCESS AND HERITAGE STATEMENT, 44HR(EX)001, 44HR(EX)002, 44HR(PL)200, 44HR(PL)201, 44HR(PL)202

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.

- 4 The flat roof above the extension hereby approved shall not be used as a roof terrace, sitting out area or other amenity space.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 of the Camden Local Plan 2017.

#### Informative(s):

- 1 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).
- 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](http://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 Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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>.

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**