

Application ref: 2024/3027/P
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Date: 12 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Shah Designs Limited
15
Derwent Avenue
PINNER
HA5 4QH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
58 Hawtrey Road
London
NW3 3SS

Proposal:
Proposed single storey rear extension and replacement of a garage door with a window.

Drawing Nos: Location plan; SD2422(P)01-C; SD2422(P)11-B.

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 plan; SD2422(P)01-C; SD2422(P)11-B.

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 of the London Borough of Camden Local Plan 2017.

- 4 With the exception of the designated terrace area, the flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the adjoining neighbours in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site is located within the Chalcots Estate on Hawtrey Road. The site contains a three storey, mid-terrace, residential property which was built in the 1960s. It is constructed with brick and finished in white render. The surrounding area is residential in character. The application is not within a Conservation Area and the host building is not listed.

The proposal would involve the erection of a single storey rear extension and the replacement of the existing garage door with windows. The proposed roof lantern within the flat roof of the proposed extension would be hidden behind the parapet wall and would not be visually intrusive to the surrounding area. The proposed depth of the extension has been reduced during the course of the application and now measures approximately 6m in width, 2.53m in depth and 3m in height.

The rear extension would be modest in scale and of similar depth to the existing single storey rear extension of the adjoining neighbour at No.56. Proposed bricks of the extension would match the existing building. The replacement of the garage door with windows is considered acceptable as the new windows would match the design and proportions of other existing windows in the front façade. Overall, the proposed rear extension and window replacement are considered acceptable and would have limited visual impact to character and appearance of the host building and public realm.

In terms of amenity impact, the extension would be constructed against an existing rear extension at no.56. To the other side, the height would not significantly rise above the boundary fence and there are no other obstructions that effect the daylight to no.60. Given the modest scale and location of the

extension, it is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light or outlook.

The roof of the single storey rear extension would be easily accessible from the first floor rear balcony. The use of the roof as a terrace could cause unacceptable amenity impact on the privacy of adjoining and nearby properties given their close proximity to each other. As such a condition is recommended restricting the use of the roof as a terrace to protect the residential amenity in the area.

It is noted that the garden contains a tree close to the proposed extension but as the site is not located in a conservation area, and the works may be possible under permitted development, a tree report was not requested.

No objections were received following statutory consultation. 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 and D1 of the London Borough of Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2023

- 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 2023.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer