

DISCLAIMER

Decision route to be decided by nominated members on Monday 01st January 2010. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	04/01/2010
		N/A / attached	Consultation Expiry Date:	14/12/2009
Officer			Application Number(s)	
Gavin Sexton			2009/4963/P	
Application Address			Drawing Numbers	
7 Howitt Road London NW3 4LT			See Decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of new single storey full width extension at rear ground floor level to single family dwelling (Class C3).				
Recommendation(s):	Grant Planning Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	119	No. of responses	09	No. of objections	07
			No. Electronic	03		

Summary of consultation responses:	<p>Responses from 3 residents in Holmefield Court, and 3 on Howitt Road including immediate neighbour.</p> <p>Request work does not commence before 10:30 at weekends due to noise. <i>Officer response: This is an Environmental Health issue.</i></p> <p>Object to rear extension as it will reduce daylight to kitchen of ground floor, number 9. <i>See amenity section of officers report.</i></p> <p>Fear that further basement activity would aggravate underpinning at Gilling Court/Belsize Grove Object to proposals as they will affect resident. Object to basement works because number 11 have not implemented movement joint under a separate Party Wall Award. Object to basement due to noise, mess, upheaval, flow of lorries, landslide from basement at number 8. <i>Officer response: Amended plans have removed all proposed works to the basement.</i></p>
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CAAC/Local groups comments:	<p>Belsize Residents Association These terraced houses are unsuitable for basement additions. <i>Officer response: Amended plans have removed all proposed works to the basement.</i></p> <p>Belsize CAAC: No response.</p>
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Site Description

The application site is 7 Howitt Road which is a mid terrace property located close to the junction with Haverstock Hill. The building comprises a small cellar, ground, first floor and roof storey with dormer windows. The terrace dates from the Edwardian period. The property is in residential use as a single dwelling house.

The building is not listed, but is situated within the Belsize Park conservation area. It is considered to make a positive contribution to the conservation area.

Relevant History

None for this property.

8 Howitt Road

26/08/2008 (2008/3484/P) **Refused/appeal dismissed** for the erection of a dormer roof extension and roof light in rear roof slope to provide additional living accommodation to existing second floor flat.

Reason: Considered to harm the character and appearance of the Belsize Conservation Area, dominate the host building, and harm the intact roofscape of the row of which the property forms part, contrary to policies B1, B3 and B7.

12/08/2008: (2008/2231/P) **Approved** : “Additions and alterations including excavation of basement, rear lightwell and erection of two storey (basement and ground floor) rear extension ,following demolition of original ground floor extension to create additional residential floor space to ground floor flat.”

10 Howitt Road

11/03/2003 (PWX0203111) **refused** the use of the loft space as additional accommodation for the 3rd floor flat, including the erection of a rear roof dormer extension and terrace with railings, and installation of 3 additional rooflights at front.

Reason: Design, size, bulk and location considered detrimental to the appearance of the building and the character and appearance of the Belsize Park Conservation Area. Contrary to EN1, EN13, EN24 and EN31

11 Howitt Road

29/07/2005: (2005/2216/P): **Approved** single storey infill rear extension.

13 howitt Road

14/10/2005 (2005/3619/P): **Approved** single storey infill rear extension.

25 Howitt Road

30/06/2006 (2006/1946/P) **Refused/appeal dismissed** for the formation of a dormer window and roof terrace on the upper tier of the rear roofslope, to enlarge an existing habitable room in the upper maisonette.

Reason

Inappropriate design, size, bulk and location, detrimental to the appearance of the building, the appearance of the rear roofscape, and the character and appearance of the conservation area, contrary to S1& S2 B1 B3 B7

28a Howitt Road

21/12/2007 (2007/5674/P) Permission granted for full width single storey extension.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden Unitary Development Plan (2006)

SD6 – Amenity for occupiers and neighbours

N8 – Ancient woodlands and trees

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

Camden Planning Guidance (2006)

Conservation area

Extensions, alterations and conservatories

Belsize Conservation Area Statement (2003)**Assessment**

The application has been amended significantly since submission. Proposals for work to the basement and rear dormer windows have been removed from the proposals and in the latter case replaced with skylights, which are acceptable.

The assessment of the remaining single storey rear extension considers primarily design and amenity of occupiers and neighbours.

Design

The existing brick built dining room rear extension is approx 3.2m wide and projects approx 4.3m into the rear garden, sitting on the East boundary with 5 Howitt Road. The proposed rear extension would be full width (approx 8m wide at widest point), projecting 3.2m into the rear garden and stepping away from the boundary with number 9.

The rear elevation is a contemporary approach to providing additional residential amenity to occupiers. The scale of the extension is modest and although visible from a limited number of neighbouring properties and not at all from the public realm it would read as a new addition, respecting the scale and character of the existing building. The roof of the extension would have skylights and timber decking as there is considered to be insufficient space for a green roof. Overall the extension is subordinate to and respects the proportions of the host building and allows for the retention of the majority of the rear garden. The design of the proposal are acceptable.

Amenity

The new extension would be shielded completely from number 5 by the existing party wall. On the opposite side it would sit approx 3.8m tall beside the boundary fence with number 9 stepping 600mm away from the boundary as it projects into the rear garden. The existing dining room window which faces towards number 9 would be replaced by an elevation comprising horizontal timber battens and white render to break up its apparent bulk and appearance. There would be no glazing in the party wall and the full width rear glazing would not introduce any new vantage points from number and so no overlooking or privacy issues would arise from the addition.

The addition of skylights close to the rear elevation of the host building would not introduce any significant lightspill or privacy issues.

The applicant has demonstrated by way of a 45 degree line drawn from the edge of the rear extension to the middle of the nearest rear window on number 9 that the extension would have minimal visual impact on the outlook from the neighbouring property. The orientation of the site is such that the addition would also have a limited impact on the daylight and sunlight to number 9. Overall it is considered that the rear extension would not have a significant negative impact on the amenity of neighbours.

Additional considerations

The rear extension would result in the loss of a single tree in poor condition and its replacement with new mature specimen trees and hedging along the rear boundary. The Yew hedge in the front garden would be

retained and a condition requiring a method statement of its protection would be added by condition. The landscape proposals are acceptable.

Recommendation: Grant planning permission.