

Ms Anna Williamson
Anna Williamson Architects
90 Hawtrey Road
London
NW3 3SS

Application Ref: **2014/7964/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

3 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
56 Hawtrey Road
London
NW3 3SS

Proposal:
Erection of single storey rear extension and roof extension, replacement of garage door with window, replacement of front door and replacement of rear 1st floor windows with French doors.

Drawing Nos: P01, P02, P03, P04, P05 and P06.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

P01, P02, P03, P04, P05 and P06

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission:

The proposed rear extension is subordinate in scale to the host building and an appropriate design being modern white render finish with aluminium framed glazed doors which are considered to complement the existing property. Other properties in the Chalcott Estate have had garage doors replaced with windows. The replacement of first floor windows with French doors is considered acceptable given they will not be visible from the public realm and there is an existing metal balustrade. The proposed rooftop storage housing and photovoltaic panels are considered acceptable as they are consistent with other properties in the Chalcott Estate and do not have a significant impact on the appearance of the property due to their height and setback from the edge of the roof.

A 3.9m rear extension was recently granted at 86 Hawtrey Road (2014/1872/P) and similar extensions on other roads within the Chalcott Estate.

One objection was received from the neighbour at 66 Hawtrey Road raising concerns over nuisance during construction works. This has been considered and taken into account along with the site history.

The property is not located within a conservation area, the building is not listed nor within the setting of a listed building.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14,

17, and 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment