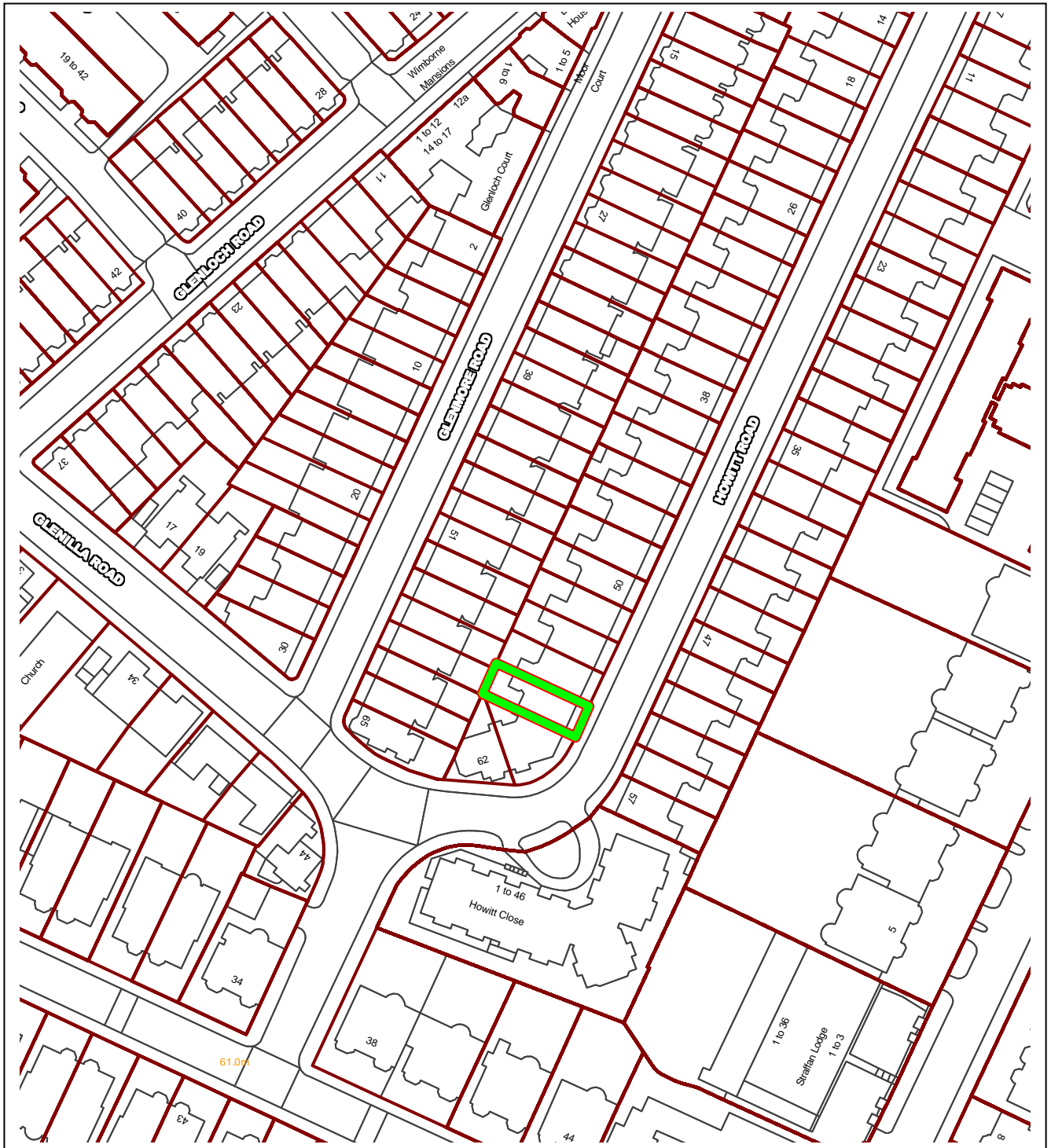


# Ground Floor Flat, 58 Howitt Road, NW3 4LJ



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Photo 1- Existing lower ground window to be replaced with timber framed obscure glazed door



Photo 2- Existing rear projection



Photo 3- Existing rear projection



Photo 4- Existing windows in side elevation



Photo 5- Site notice displayed 30/01/2015-20/02/2015

|  |                            |   |   |   |           |                   |           |
|--|----------------------------|---|---|---|-----------|-------------------|-----------|
| <b>Delegated Report</b>  |                            | <b>Analysis sheet</b>   |   | <b>Expiry Date:</b> 23/03/2015              |           |                   |           |
|  |                            | N/A   |   | <b>Consultation Expiry Date:</b> 26/02/2015 |           |                   |           |
| <b>Officer</b>   |                            |   | <b>Application Number(s)</b>  |   |           |                   |           |
| Tessa Craig  |                            |   | 2015/0373/P   |   |           |                   |           |
| <b>Application Address</b>   |                            |   | <b>Drawing Numbers</b>  |   |           |                   |           |
| 58 Howitt Road<br>London<br>NW3 4LJ  |                            |   | Site Location Plan, Design and Access Statement, A100 Revision A, A101, A102, A103, A104, A105, A110, A111 Revision C, A112 Revision A, A113 Revision A, A115 Revision B, A116 Revision A, A114 Revision A, A117, and A200. |   |           |                   |           |
| <b>PO 3/4</b>  | <b>Area Team Signature</b> | <b>C&amp;UD</b>   | <b>Authorised Officer Signature</b>   |   |           |                   |           |
|  |                            |   |   |   |           |                   |           |
| <b>Proposal(s)</b>   |                            |   |   |   |           |                   |           |
| Demolish existing part width rear extension and replace with larger part width rear extension with lower height. Reinststate basement door at front elevation. |                            |   |   |   |           |                   |           |
| <b>Recommendation(s):</b>  |                            | <b>Grant Planning Permission</b>  |   |   |           |                   |           |
| <b>Application Type:</b>   |                            | <b>Householder Application</b>  |   |   |           |                   |           |
| <b>Conditions or Reasons for Refusal:</b>  |                            | Refer to Draft Decision Notice  |   |   |           |                   |           |
| <b>Informatives:</b>   |                            |   |   |   |           |                   |           |
| <b>Consultations</b>   |                            |   |   |   |           |                   |           |
| <b>Adjoining Occupiers:</b>  |                            | No. notified  | <b>16</b>   | No. of responses                            | <b>01</b> | No. of objections | <b>01</b> |
|  |                            |   |   | No. electronic                              | <b>00</b> |                   |           |
| <b>Summary of consultation responses:</b>  |                            | A site notice was displayed between 30/01/2015-20/02/2015 and a notice was put in the press on 05/02/2015. No responses were received from neighbors'.  |   |   |           |                   |           |
| <b>CAAC/Local groups* comments:</b><br><small>*Please Specify</small>  |                            | <b>Belsize CAAC</b> have objected to the proposal stating the design of the rear extension shows no improvement on the existing extension and does not make a positive contribution to the conservation area.<br><br><u>Officer comment</u><br><i>The proposed design is addressed in points 2.6 and 2.7 below.</i> |   |   |           |                   |           |

## **Site Description**

The subject property is located on the west side of Howitt Road, near to the intersection with Glenilla Road. The property comprises a two storey terraced property which has been subdivided into flats. The subject flat is the ground floor flat. The building is not listed, but lies within the Belsize conservation area.

## **Relevant History**

No relevant site history.

## **Relevant policies**

### **National Planning Policy Framework 2012**

### **The London Plan 2011**

#### **LDF Core Strategy and Development Policies 2010**

CS5 (Managing the impact of growth and development)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

CS16 (Improving Camden's health and well-being)

DP22 (Promoting sustainable design and construction)

DP23 (Water)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP32 (Air quality and Camden's Clear Zone)

#### **Camden Planning Guidance 2011**

CPG1 (Design)

CPG6 (Amenity)

### **Belsize Conservation Area Statement 2003**

## Assessment

### 1.0 Proposal

- 1.1 Planning permission is sought for a part-width, single storey rear extension to replace the existing rear projection. The extension would be 3.6m wide, 3.2m high (at highest point of sloped roof) with a sloped roof and 5.7m from the original rear wall.
- 1.2 The extension would be constructed from brick to match the main property with a sedum roof and aluminium framed windows. The design includes a vertical strip window in the rear elevation, four glazed doors in the south facing elevation, a new glazed link between the extension and main property, and a raised rooflight in the extension.

### 2.0 Assessment

- 2.1 The main planning issues to be considered are the impact of the proposal in terms of design and conservation and the impact of the proposal on the amenity of neighbours.
- 2.2 Design
- 2.3 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.4 CPG1 design guidance recommends alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.
- 2.5 The Belsize conservation area statement advises rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or Conservation Area.
- 2.6 The proposed rear extension, although 5.7m deep (2.1m deeper than the existing rear projection to be demolished), shall be lower in height (0.5m) than the existing extension. The extension retains an adequate garden space and is considered acceptable in terms of scale in relation to the main building. Although the proposed design includes a glazed link between the extension and the main property, aluminium framed windows and doors, and a raised roof light it is considered that the more modern appearance will complement the traditional features of the property and clarify which part is original and which part has been added.
- 2.7 The rear extension shall not be visible from the public realm or streetscene and therefore, the impact on the conservation area is considered acceptable and to preserve the character of the area.
- 2.8 The proposed change to the window at lower ground level in the front elevation to install a door is considered acceptable. The door shall be timber framed and obscure glazed and mostly restricted from views in the street scene due to its positioning below ground level.
- 2.9 It is noted a condition shall be imposed requiring details of the green roof be submitted prior to occupation of the extension and that the green roof be maintained and retained thereafter.

## 2.10 Amenity

- 2.11 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."
- 2.12 CPG6 Amenity states: "Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:
- Living rooms;
  - Bedrooms;
  - Kitchens; and
  - The part of a garden nearest to the house."
- 2.13 The proposed extension is not considered to raise any amenity issues in terms of privacy or overlooking. There will be a narrow vertical strip window in the rear elevation of the extension and glazed doors on the south facing elevation with a glazed piece between the extension and the main property. The windows, doors and glazed portion do not directly overlook any neighbouring properties with adequate separation space and boundary fences obscuring views of the property.
- 2.14 The additional depth of the extension (2.1m) is considered acceptable in terms of daylight and outlook for neighbouring properties. The properties to the south and west are far enough away such that shadowing would not occur.

## 3.0 Recommendation

- 3.1 The proposed rear extension is considered acceptable in terms of design, impact on the conservation area and impact on amenity. The development is deemed consistent with the objectives and policies identified above. It is recommended planning permission be granted.

### **DISCLAIMER**

***Decision route to be decided by nominated members on Monday 2<sup>nd</sup> March 2015.***

***For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Mr Roger Crimlis  
Architecture + Urban Design Bureau  
60 Farleigh Road  
London  
N16 7TQ  
United Kingdom

Application Ref: **2015/0373/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

25 February 2015

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**58 Howitt Road**  
**London**  
**NW3 4LJ**

# DECISION

Proposal:

Demolish existing part width rear extension and replace with larger part width rear extension with lower height. Reinstate basement door at front elevation.

Drawing Nos: Site Location Plan, Design and Access Statement, A100 Revision A, A101, A102, A103, A104, A105, A110, A111 Revision C, A112 Revision A, A113 Revision A, A115 Revision B, A116 Revision A, A114 Revision A, A117, and A200.

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 and DP25 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:

Site Location Plan, Design and Access Statement, A100 Revision A, A101, A102, A103, A104, A105, A110, A111 Revision C, A112 Revision A, A113 Revision A, A115 Revision B, A116 Revision A, A114 Revision A, A117, and A200.

Reason:

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

- 4 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority prior to construction of the outbuilding. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 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).
- 2 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

Director of Culture & Environment

**DRAFT**

**DECISION**