

Mr. Sia Sharif
STS Structural Engineering Ltd
58 Crossway
Welwyn Garden City
Herefordshire,
AL8 7EE

Application Ref: **2015/1541/P**
Please ask for: **Tendai Mutasa**
Telephone: 020 7974 **2353**

16 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
52 Hawtrey Road
London
NW3 3SS

Proposal: Erection of a single storey extension at the ground floor.

Drawing Nos: Site location plan, 1503-878-001, 1503-878-002, 1503-878-003, 1503-878-004, 1503-878-005, 1503-878-006, 1503-878-007 and Design and Access Statement

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: Site location plan, 1503-878-001, 1503-878-002, 1503-878-003, 1503-878-004, 1503-878-005, 1503-878-006, 1503-878-007 and Design and Access Statement .

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

- 4 No part of the flat roof area above the single storey rear extension hereby approved shall be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission

The proposed rear extension is considered to be of an acceptable design. The simple flat roofed rectilinear design is considered to be in keeping with the appearance of the existing building. The extension is considered to be of a scale in keeping with the size of the existing building and appears to be of high quality materials which match the existing building.

The proposed rear extension is considered to have an acceptable impact on the amenity of adjoining and nearby properties. Adjoining properties have large and wide glazing at rear ground floor level ensuring the proposal will not have an unacceptable impact on daylight/sunlight or outlook. The proposal does not include any side windows and as such is not considered likely to result in overlooking of any adjoining properties. The roof would be easily accessible from the first floor windows, therefore use of the roof as a terrace would unacceptably impact on the privacy of adjoining and nearby properties. As such a condition is recommended restricting use of the roof as a terrace.

The proposal includes some internal alterations to the house, these are considered acceptable as they do not interfere with the external parts of the building.

The proposed extension will not appear alien within the surrounding as a 3.9m rear extension was recently granted permission 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 50 Hawtrey Road raising concerns over the bulk and accuracy of plans for the proposed extension. 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 2015 consolidated with alterations since 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment