

Mrs Kasia Whitfield
Kasia Whitfield Design
Garden flat
90 Fellows Road
Belsize Park
London
NW3 3JG

Application Ref: **2015/7069/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

3 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
54 Hawtrey Road
London
NW3 3SS

Proposal:

Erection of a single storey rear extension, a roof extension and installation of three replacement rooflights on the main roof, replacement of a garage door with a window to the front elevation and alteration to the fenestrations to the first and second floor to the front and rear elevations to a single dwellinghouse (C3).

Drawing Nos:

HR54/EX0, HR54/EX1, HR54/EX4, HR54/EX5, HR54/EX6, HR54/EX7, HR54/PP1RevA, HR54/PP4RevA, HR54/PP5RevA, HR54/PP6RevA, HR54/PP7RevA.

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:

HR54/EX0, HR54/EX1, HR54/EX4, HR54/EX5, HR54/EX6, HR54/EX7,
HR54/PP1RevA, HR54/PP4RevA, HR54/PP5RevA, HR54/PP6RevA,
HR54/PP7RevA.

Reason:

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

- 3 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.

- 4 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed full width rear extension is considered to be subordinate in scale to the host building. The revised depth of the extension from 4m to 3.9m together with a height of 3m and width of 5.8m is considered to be of an acceptable size and scale. The extension is modern in design using white render finish with aluminium framed full height glazed doors which are considered to complement the existing property.

The application site forms part of the Chalcott Estate, where other properties on this estate have planning permission for similar depths of rear extensions that measure between 3.7m and 3.9m including 52 Hawtrey Road - 2015/1541/P; 86 Hawtrey Road - 2014/1872/P; 28 Lower Merton Rise - 2013/7106/P -; 26 Lower

Merton Rise -2013/7042/P -; 22 Lower Merton Rise -2011/3469/P. The proposal would be in keeping with the character and appearance of other recently approved extensions to properties within the surrounding area.

The replacement of the garage door with a window or door is characteristic of other properties within the estate including the adjoining property at no. 56. The new window would match the design and proportions of windows in the front facade and this element of the scheme is considered acceptable. The replacement of first floor windows at the rear with French doors and second floor windows to the rear is considered acceptable given they will not be visible from the public realm. The alterations to the first and second floor windows on the front elevation are considered acceptable as they would be in-keeping with the size, design and proportions of the existing and surrounding windows.

The proposed rooftop storage housing would be set back from the front and rear elevations of the building. Views of this structure would be restricted from the public realm as they would mainly be screened by the neighbouring four storey buildings. Its impact on the streetscene would be minimal and would therefore be considered acceptable. The new rooflights are small in size and would not project beyond the parapet walls and would be considered acceptable.

The proposed rear extension is considered to have an acceptable impact on the amenity of adjoining and nearby properties. Adjoining properties have large glazed window/door openings at rear ground floor level. Due to its size, location and design 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 of the single storey rear extension would be easily accessible from the first floor windows. The 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 roof of the main house would now also be accessible from the new roof storage housing. Any use of the roof as a roof terrace may introduce additional clutter that may visually harm the strong parapet roofline of the property. A condition would also be attached restricting the use of the main roof of the building for access purposes only. Other works due to their nature and location would not create any impact to amenity of the neighbours.

As such, the proposed development is in 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 and 7.6 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

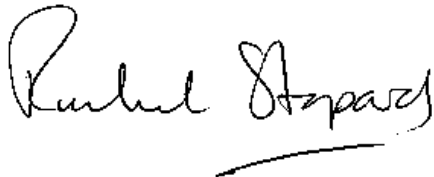
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment