

Mr Nico Warr
NWA
56 Great Western Studios
65 Alfred Road
London
W2 5EU

Application Ref: **2015/6676/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

21 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
39 Howitt Road
London
NW3 4LU

Proposal:
Erection of a dormer and addition of a rooflight to rear roofslope, and installation of 3 rooflights to front roofslope.

Drawing Nos: Site Location Plan (Ref.A1000); P_S1202; P_S1400; A1202 Rev 06; P_A1400 Rev 05; Construction Traffic Management Plan; 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 policies 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 (Ref.A1000); P_S1202; P_S1400; A1202 Rev 06; P_A1400 Rev 05; Construction Traffic Management Plan; Design and Access Statement

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear dormer and front and rear rooflights are acceptable in terms of their proportions and positioning and respect the character of the host building and its setting within the Belsize Park Conservation Area. The principle of inserting a dormer to the upper roof slope at the rear is acceptable as this is a form of development prevalent along Howitt Road, with examples of similar dormers present at numbers 27, 29, 41, 43, 47, 49 and 55. The proposed dormer is also appropriate in terms of its form and scale, and in line with CPG1 guidance is set precisely 500mm below the roof ridge and 500mm above the lower lip of the upper roof slope. It would also sit centrally within the upper roof slope at the rear and so is appropriate in terms of its positioning. With regards to its detailed design the proposed dormer mimics the existing dormer below it, featuring a matching fenestration pattern - in number, form, scale and pane size - and so would read entirely cohesively with the existing roofscape. Given its position at the rear of the property and on an upper roof slope the dormer would not be visible in views from the public realm, nor in oblique views from neighbouring properties and so would have very limited visual impact on its setting. Similarly the proposed rooflights are modest in scale and form and would form an unobtrusive, minor addition to the front and rear roof slopes. Positioned at the top of the upper roof slopes they would not be visible from the public realm either and so would have no negative bearing on the host building or wider conservation area.

Due to the size and location of the proposed dormer and rooflights, the development would not harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy. Whilst the development would create new windows these would not be closer than the relationship experienced by existing windows, and therefore this harm would be limited and not significant.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 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, 56-66 and 126-141 of the National Planning Policy Framework.

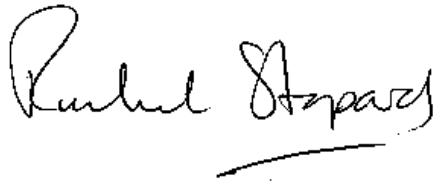
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment