

Mr Steve Newton  
Steve Newton Architect  
42 Ringstead Road  
London  
SE6 2BP

Application Ref: **2016/2511/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

5th July 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Application Granted**

Address:

**Flat A**  
**17 Howitt Road**  
**London**  
**NW3 4LT**

Proposal:

Erection of a single storey rear extension with roof light, alterations to roof of the existing rear extension and replacement windows.

Drawing Nos: 1-10(05)01 00 (Window Detail), 1-30(50)03 01 (Proposed Front Elevation), 1-30(50)02 01 (Proposed Elevation to 15), 1-20(50)01 01 (Proposed Section A - A), 1-30(50)01 01 (Proposed Rear SE Elevation), 1-11(50)01 00 (Proposed Roof Plan), 1-10(50)01 01 (Proposed Ground Floor Plan)

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-  
1-10(05)01 00 (Window Detail), 1-30(50)03 01 (Proposed Front Elevation), 1-30(50)02 01 (Proposed Elevation to 15), 1-20(50)01 01 (Proposed Section A - A), 1-30(50)01 01 (Proposed Rear SE Elevation), 1-11(50)01 00 (Proposed Roof Plan), 1-10(50)01 01 (Proposed Ground Floor Plan)

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

- 4 No part of the roof of the rear extension and altered flat roof to the existing outrigger shall be used as a terrace or amenity area.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension, as revised in size and design, would be modest and subordinate to the existing building and would have a lightweight glazed appearance which would complement the existing brick built outrigger. The new flat roof and parapet to the existing outrigger wing would not substantially alter the scale or form of the existing outrigger. It is acknowledged that there is a variation in the roof design of the outriggers along Howitt Road. The proposed extension and alterations would not harm the appearance of the host property nor the character and appearance of the conservation area.

The new extension by virtue of its matching height and depth with adjoining extensions would not harm the amenity of neighbouring properties in terms of loss of light, outlook or privacy. A condition will be attached to ensure that there is no access to the new flat roof created here which might result in overlooking.

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

Objections from neighbours have been received and these, as well as the planning history of the site, have been taken into account when coming to this decision.

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, DP25 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 2016; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

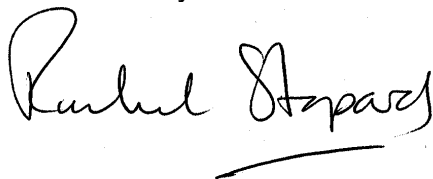
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

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



Rachel Stopard

Executive Director Supporting Communities