Camden

Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Tel 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mrs Kasia Whitfield
Kasia Whitfield Design
Garden Flat 90 Fellows Road
Belsize Park
London NW3 3JG
United Kingdom

Application Ref: **2017/3951/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

21 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
82 Hawtrey Road
London NW3 3SS

Proposal: Erection of a single storey rear extension, installation of two side elevation windows and one new skylight, replacement of existing rooftop storage unit to include new access door to roof.

Drawing Nos: HR82/EX0, HR82/EX1, HR82/EX2, HR82/EX3, HR82/EX4, HR82/EX5, HR82/EX6, HR82/EX7, HR82/PP1, HR82/PP2, HR82/PP3, HR82/PP4, HR82/PP5, HR82/PP6 REV.B, HR82/PP7 REV.A , HR82/PP8 Rev.B

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).

INVESTOR IN PEOPLE

Executive Director Supporting Communities

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 D1 of the London Borough of Camden Local Plan 2017.

3   The development hereby permitted shall be carried out in accordance with the following approved plans

        HR82/EX0, HR82/EX1, HR82/EX2, HR82/EX3, HR82/EX4, HR82/EX5, HR82/EX6, HR82/EX7, HR82/PP1, HR82/PP2, HR82/PP3, HR82/PP4, HR82/PP5, HR82/PP6 REV.B, HR82/PP7 REV.A , HR82/PP8 Rev.B

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

4   Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

        Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies D1, A2 and A3 of the London Borough of Camden Local Plan 2017.

5   No part of the flat roof area of the single storey rear extension hereby approved of the existing second floor main roof area shall be used as a roof terrace. Any access out onto these areas shall be for maintenance purposes only.

        Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policy A1 of the Camden Local Plan 2017.

Informative(s):

1   Reasons for granting permission.

        The proposed extension would project 3.9m rearwards and with a height of 3m with a flat roof design. A 3.9m rear extension was previously granted at 86 Hawtrey Road under 2014/1872/P. The scale of the proposal is therefore considered to already form part of the character of the area. Overall, the extension is considered to appear subordinate in scale to the host building and an appropriate design with matching materials and suitably sized rear patio doors. Due to the modest size of the proposed extension, there are no concerns regarding impact on the

neighbouring amenity of the adjoining property no. 80.

The existing window frames of the dwelling and the surrounding buildings in the estate are a mixture of original aluminium and subsequently replaced PVC. The Council does not support PVC materials, for design and sustainability reasons, so the use of aluminium on the new side windows is welcomed. The patio doors from the existing building would be reused on the new rear extensions. While PVC is not suitable within the borough, it is acceptable here given that the reuse of existing materials is more sustainable than seeking a replacement.

The proposed skylight is considered acceptable given it will not be visually prominent as it would be set within the parapets of the roof. The two proposed windows in the south side elevation of the property at ground floor and first floor level would be visible from Hawtry Road; however, on balance given their modest scale and appearance they are not considered to result in a significantly detrimental level of harm to the character of the host property or surrounding area.

The proposed rooftop storage unit with access door is considered acceptable as it would appear consistent with the existing storage unit at the subject property and of neighbouring properties and would not therefore have a significant impact on the appearance of the property. A condition is attached to ensure the new access door to the roof is used for maintenance purposes only.

The applicant has also submitted information regarding tree protection measures for the mature Cherry (Prunus) tree which is currently located in the rear garden of the application site. The proposed protection measures would include the installation of protective wrappings to the tree trunk and fencing to protect the tree during construction work. A condition will be added to the decision notice to ensure that relevant tree protection measures are put in place.

One objection was received from the neighbour at 66 Hawtrey Road raising concerns over nuisance during construction works. 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 proposal is in general accordance with Policies D1 and A1 of the Camden Local Plan 2017. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework 2012.

2   Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
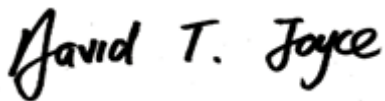
4   Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

David T. Joyce

David Joyce
Director of Regeneration and Planning