

Application ref: 2018/1504/P
Contact: Lisa McCann
Tel: 020 7974 1568
Date: 22 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Powell Skeete Associates Limited
207 Christchurch Avenue
Harrow
HA3 5BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
50 Hawtrey Road
London
NW3 3SS

Proposal:

Erection of a single storey rear extension and installation of new ground floor window to front elevation of dwellinghouse
Drawing Nos: HAW1013A, HAW1011, HAW1012A, HAW1005B, HAW1007B, HAW1006A, HAW1008A, HAW1001, HAW1003B, HAW1002, HAW1004A, HAW1009, HAW1010A.

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 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: HAW1013A, HAW1011, HAW1012A, HAW1005B, HAW1007B, HAW1006A, HAW1008A, HAW1001, HAW1003B, HAW1002, HAW1004A, HAW1009, HAW1010A.

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

- 4 The flat roof area of the single storey rear extension hereby approved shall not be used as a roof terrace and any access 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 3.7m rearwards, with a height of 2.8m. A similar rear extension of 3.9m depth was previously granted at 54 Hawtrey Road under planning reference 2015/7069/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 has an appropriate design with matching materials and suitably sized rear patio doors.

The existing window and door frames of the dwelling are PVC. The Council does not support PVC materials, for design and sustainability reasons, so the use of aluminium for the proposed doors and windows is welcomed.

The proposed installation of a ground floor window, replacing the redundant garage door to the front elevation of the property, is characteristic of other properties within the estate including nos 54 and 56. The new window would appear proportionate to the existing upper floor windows in the front facade and this element of the scheme is considered acceptable.

The extension and alterations would not harm the character and appearance of the host property and streetscene.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. In particular, due to the modest size of the rear extension, there will be no harm to the neighbouring properties in terms of daylight, sunlight or outlook

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

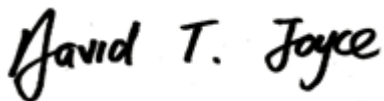
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning