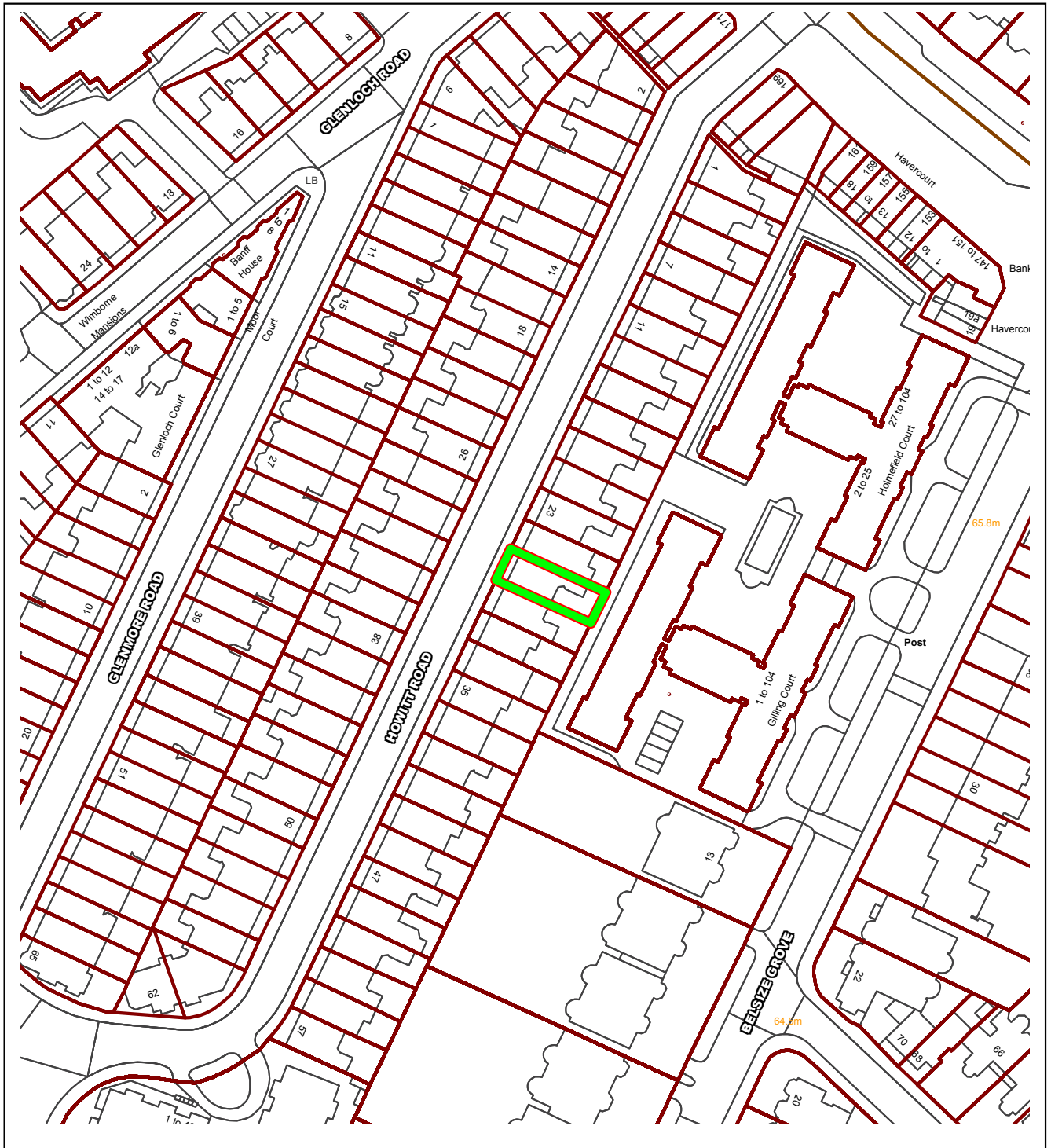


Flat 1, 27 Howitt Road, London NW3 4LT
(2018/4696/P)



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Site visit photographs – Flat 1, 27 Howitt Road – 2018/4696/P



1. Front of property. (No proposed changes to front)



2. Front of property.



3. Front doorway to flat. (white door; Flat 1, application site)



4. Existing rear closet wing.



5. Existing shed. (In approximate terms, the proposed extension will fill the gap between existing wall and the existing shed).



6. View looking back towards property from rear.



7. Closet wing, shows neighbouring extension with railings to roof.



8. Existing closet wing, looking towards the rear.



9. Closet wing joined to main house. The window to the left will be very marginally obscured by the increase in height (approximately 20cm) of the proposed extension.
(Please note chair on roof. Shows that existing flat roof has potentially been used as terrace, although there is no formal access to this space).



10. View of rear garden. Existing closet wing to left, shed to far left. Rear wall obscured by foliage.



11. Looking up towards roofs. Rear wall of closet wing. No new windows are proposed to this elevation on the proposed extension. Proposed bricks will match existing.



12. Looking back towards property.



13. Closet wing. Existing door and window arrangement.

Delegated Report		Analysis sheet		Expiry Date:	23/11/2018
(Members Briefing)		N/A / attached		Consultation Expiry Date:	19/11/2018
Officer			Application Number(s)		
Matthew Dempsey			2018/4696/P		
Application Address			Drawing Numbers		
Flat 1, 27 Howitt Road London NW3 4LT			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Single storey rear extension with green roof to ground floor flat; replacement garden shed.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice				
Informatives:					
Consultations					
Adjoining Occupiers:	No. of responses	00	No. of objections	00	
Summary of consultation responses:	<p>A site notice was displayed from 12/10/2018. It was brought to the Council's attention that this notice had been removed prior to the end of consultation. Therefore a further notice was displayed from 26/10/2018, and the consultation period extended until 19/11/2018.</p> <p>A notice was placed in the local press on 18/10/2018 and expired on 11/11/2018.</p> <p>No responses were received from neighbours.</p>				
Belsize CAAC:	<p>The Belsize CAAC objected to the proposal on the following grounds:</p> <p>“The proposals are too large, extend too far into the garden and are too close to the rear boundary wall.”</p> <p>Officer response: <i>The proposed extension is considered to be quite modest in scale with an additional projection into the garden of 1.8m. There will be sufficient space between the proposed extension and the rear boundary wall to house a small garden shed, as is currently the case. The garden will be reduced in size from approximately 50sqm to 44sqm. This 12% reduction in outside space is considered acceptable.</i></p>				

Site Description

No. 27 Howitt Road is a 3 storey, plus cellar, mid-terrace house constructed at the turn of the 20th century, which has been sub-divided into flats. This application relates to the ground floor flat only (Flat 1).

The property is not listed; however, the Belsize Conservation Area was extended in 1988 to include Howitt Road. The host building and terrace in which it sits is cited as a positive contributor within the Conservation Area Statement.

Relevant History

31010 - Change of use, including works of conversion, of the first and second floors, to provide two self contained flats. **Granted 06/10/1980.**

32592 - Erection of a single storey rear extension at ground floor level for residential purposes. **Granted 24/08/1981.**

Relevant policies

National Planning Policy Framework (2018)

London Plan (2016)

Camden Local Plan (2017)

G1 Delivery and location of growth

A1 Managing the impact of development

A3 Biodiversity

D1 Design

D2 Heritage

CC1 Climate change mitigation

CC2 Adapting to climate change

CC3 Water and flooding

Camden Planning Guidance

CPG1 Design (2015; updated 2018)

CPG3 Sustainability (2015; updated 2018)

CPG6 Amenity (2011; updated 2018)

CPG Amenity (2018)

Belsize Conservation Area Statement (2003)

Assessment

1.0 Proposal

1.1 This application seeks planning permission for the following:

- Single storey rear extension with green roof to ground floor flat.
- Replacement garden shed

1.2 The proposed extension would extend a further 1.8m beyond the existing closet wing, the proposed closet wing shall be approximately 30cm higher than the existing.

1.3 The proposed replacement garden shed would measure 1.2 x 1.4 x 2.2m [hip] 2.6m [gable].

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the wider Belsize Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

3.0 Design

3.1 Policy D1 aims to ensure the highest design standards for developments. Policy D1 states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building.

3.2 Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves or, where possible, enhances' its established character and appearance.

3.3 The proposed extension is considered to be modest in scale. An existing closet wing projects approximately 5m from the rear of the main house into the garden. This application proposes to add a further 1.8m to the existing closet wing. The existing distance to the nearest property to the rear at Gillet Court is approximately 10m. With the proposed extension in place the distance would be reduced to approximately 8.2m.

3.4 The existing closet wing has an access door to the rear private garden and a single timber framed window. The proposed extension would involve moving the door along slightly and placing a small window either side of the new door. All new windows and doors shall be timber framed. Windows and door frames are to be painted white to match the existing arrangement.

3.5 The existing garden has an area of approximately 50sqm. Following the proposed extension, the remaining garden would be approximately 44sqm, this amounts to a 12% reduction in garden space.

3.6 The proposed extension shall be constructed from materials to match the existing house. Yellow stock bricks shall be used for the walls. All proposed windows and doors shall be timber framed and painted white to match the existing arrangements. A bio-diverse/green roof is proposed for the entire flat roof.

- 3.7 There will also be a modest increase in height of the closet wing, from 3.1m to top of existing roof to approximately 3.4m to top of the bio-diverse/green roof membrane. In addition, a portion of the proposed closet wing shall increase in width from 3.3m at its widest to 3.5m at its widest.
- 3.8 The proposed bio-diverse/green roof would help soften the appearance of the extension as seen from surrounding properties and help it blend in with the surrounding vegetation and rear gardens. It would also have the added benefit of deterring the use of the flat roof as an unauthorised terrace. The site visit revealed a chair was in place on the existing flat roof, previously unbeknownst to the applicant.
- 3.9 A green roof installation and maintenance guidance was submitted with the application to the satisfaction of the Council's Tree Officer, and a condition is suggested to require adherence to this.
- 3.10 There is an existing flat roof garden shed (1.5 x 2 x 2.3m) in place at the rear of the garden behind the closet wing. The intention is to re-instate a slightly smaller pitched roof garden shed (1.2 x 1.4 x 2.2m [hip] 2.6m [gable]) in a more or less similar position following the development.
- 3.11 The proposed extension is considered to be a modest addition which would be subordinate to the main building. The proposed design is considered to be a sympathetic addition and would respect and preserve the property's character and the existing architectural features and the character of the Belsize conservation area.
- 3.12 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Overall, the proposals are considered to preserve the character and appearance of the host building and Belsize conservation area and are considered acceptable in design terms.

4.0 Amenity

- 4.1 Given the very modest addition to an existing closet wing, and the fact that the proposed windows and door will closely match the existing arrangement in terms of directional outlook, it is considered that the proposed extension would not harm the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy. The extension would mean the property is marginally closer to the residential properties to the rear, however; there is no proposed window to the rear elevation, and this slight reduction in distance between properties is not considered to cause a harmful negative impact.
- 4.2 It is acknowledged that the slight increase in height of the closet wing (approximately 30cm) will marginally obscure views from the window of the application site address property to the rear at ground floor level, however this is only very slight and on balance is not considered to represent a reason for refusal. No neighbouring properties are considered to be adversely affected by this issue.
- 4.3 The proposed bio-diverse/green roof is considered to improve amenity for any immediate neighbours, as their outlook will be enhanced as the planting in place matures. In addition this will be of benefit to passing wildlife; birds, bats and invertebrates and therefore the wider environment.
- 4.4 The deterrent for the use of the flat roof as a terrace by provision of a green roof is also

welcomed.

5.0 Conclusion

5.1 The proposed development is considered acceptable in terms of design and neighbouring residential amenity. The development is deemed consistent with the objectives and policies identified above.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th December 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2018/4696/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Date: 5 December 2018

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

Phone: 020 7974 4444

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

Robert Savage Associates
11 Eton Garages
Lancaster Grove
London
NW3 4PE

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1

27 Howitt Road London NW3 4LT

Proposal:

Single storey rear extension with green roof to ground floor flat; replacement garden shed

Drawing Nos: 07666/TP/01, 07666/TP/02, 07666/TP/02, Green roof installation and maintenance guidance. 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 D1 and D2 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 07666/TP/01, 07666/TP/02.

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

- 4 The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

DRAFT

Informative(s):

- 1 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).
- 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 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.
- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION