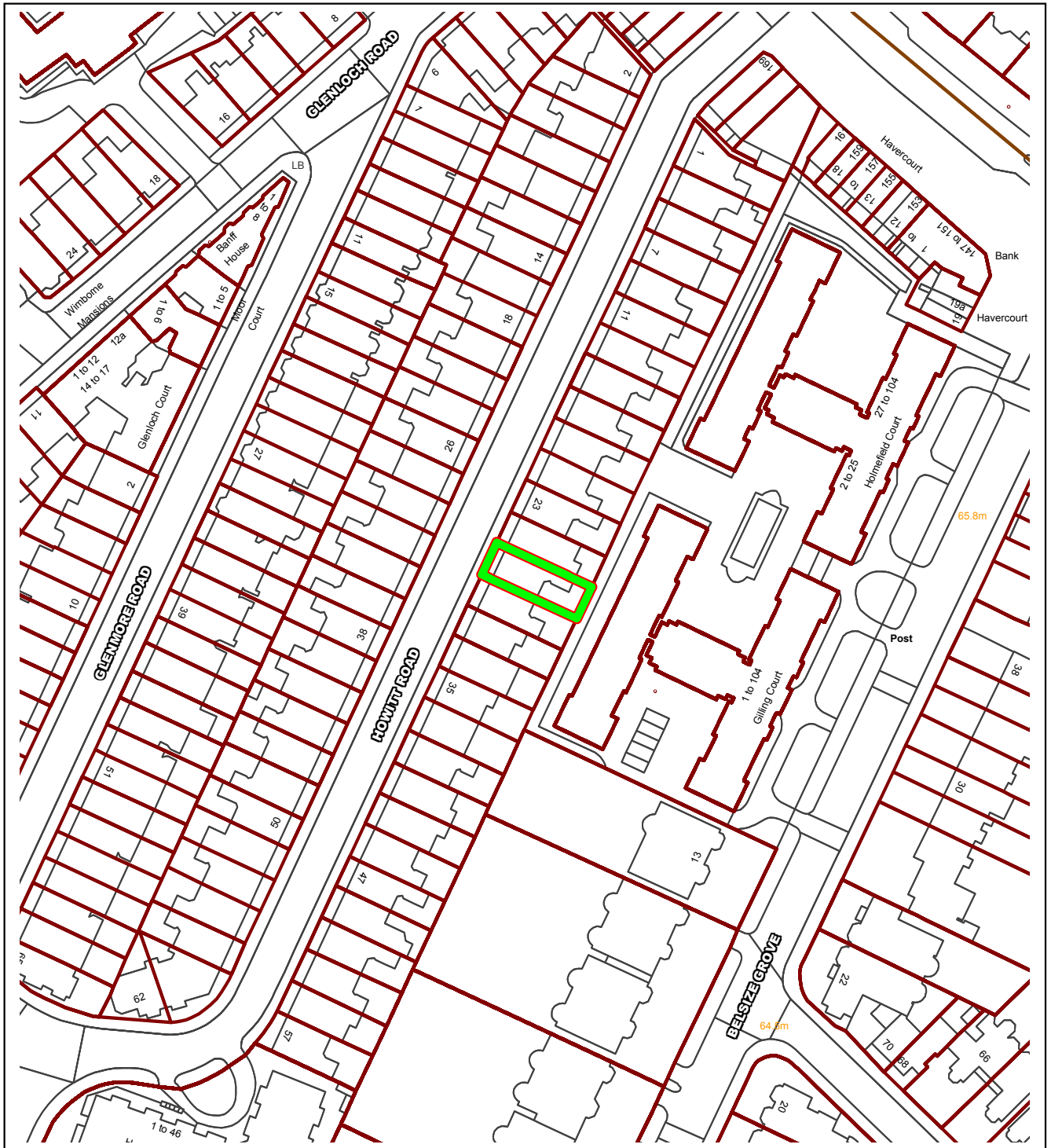


27 Howitt Road - 2019/2033/P



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Site visit photographs: 2019/2033/P, Flat1, 27 Howitt Road. NW3 4LT.



1. A) B) & C) Front of property, 27 Howitt Road. Application relates to Ground floor flat (Flat 1). No proposed alterations to front elevation.



2. Rear view from Garden. Existing French doors, with fanlight detailing (to be retained), new double glazed white timber framed fenestration to be fitted beneath retained fanlights.



3. Existing closet wing to right of shot. Modest extension to closet wing proposed with reconfiguration of windows and doors, to be white timber framed double glazing. Biodiverse roof to be installed above.



4. Rear view of closet wing which would be extended. Biodiverse roof covering to be installed to flat roof



5. View from rear of garden, closet wing to the right and existing French doors to left.

Delegated Report		Analysis sheet		Expiry Date:	06/09/2019
		N/A		Consultation Expiry Date:	31/10/2019
Officer			Application Number(s)		
Matthew Dempsey			2019/2033/P		
Application Address			Drawing Numbers		
Flat 1 27 Howitt Road London NW3 4LT			Please see decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Single storey rear extension with biodiverse green roof and associated alterations to flat (C3).					
Recommendation(s):		Granted Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p>A site notice was displayed from 24/07/19 which expired 17/08/19 A press notice was published on 25/07/19, which expired on 18/08/19.</p> <p>The managing agents for the property raised an objection in relation to the plans provided which appeared to show that the existing basement was within the demise of flat 1.</p> <p>Officer response: <i>Upon receipt of revised plans which omitted the basement from the demise of flat 1, it is considered that this objection is no longer a matter of concern.</i></p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Belsize CAAC objected on the grounds that the proposals are too large, extend too far in to the garden and are too close to the boundary wall.</p> <p>Officer response: <i>The proposed extension is considered to be quite modest in scale and is similar to a recently approved scheme in this location. The existing closet wing extends approximately 5.5m from the rear of the main house. The proposed extension will be approximately 7m from the rear of the main house. The width of the closet wing will increase at its widest part from approximately 3.25m to 3.5m. The 15% reduction in outside space is considered acceptable. The extension will extend along the side boundary and will be slightly closer to the rear boundary, but it is not considered to have a harmful impact.</i></p> <p>The Belsize Society - object</p> <p>We object to this application for an air conditioning unit.</p> <p>Officer Response: <i>It is considered that this objection was incorrectly referenced. For the avoidance of doubt there is no air conditioning proposed as part of this application.</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 making a positive contribution to the conservation area.

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.**

2018/4696/P - Single storey rear extension with green roof to ground floor flat; replacement garden shed. **Granted 05/12/2019**

Relevant policies

National Planning Policy Framework (2019)

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 (2018)

CPG Design
CPG Sustainability
CPG Amenity

Belsize Conservation Area Statement (2003)

Assessment

1.0 Proposal

1.1 This application seeks permission for the following:

- Single storey extension, with biodiverse roof, to ground floor flat following demolition of part of existing closet wing.
- Replacement of glazed doors to rear elevation with white timber framed double glazing.

1.2 The proposed extension would extend approximately 1.5m beyond the existing, the proposed extension would be approximately 40cm higher than the existing closet wing. The width of the closet wing will increase at its widest part from approximately 3.25m to 3.5m.

1.3 The proposed replacement fenestration to the rear elevation will be fitted within the existing opening, retaining the fanlight detailing above.

1.4 All new fenestration would be painted white timber framed double glazing.

2.0 Assessment

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

- Design and Heritage (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 5.5m from the rear of the main house into the garden. This application proposes to extend this by a further 1.5m. The distance to the nearest property at Gillet Court is approximately 10m. With the proposed extension in place the distance would be reduced to approximately 8.5m.

3.4 The existing closet wing features an access door and a single timber framed window, both facing south. The proposed extension would include installation of new doors and a window, both in similar positions to the existing arrangement, facing south.

3.5 The existing garden has an area of approximately 50sqm. Following the proposed development, the remaining garden would be approximately 42sqm. This amounts to approximately a 15% reduction in garden space available.

3.6 The proposed extension would be constructed from materials to match the existing house.

Yellow stock bricks would be used for the walls. All proposed windows and doors would be timber framed and painted white to match the existing arrangements. A bio-diverse/green roof is proposed for the flat roof.

- 3.7 There will also be a modest increase in height of the closet wing, from 3.23m to approximately 3.65m in height. In addition, a portion of the proposed closet wing shall increase in width from the existing 3.3m at its widest, to proposed 3.5m at its widest point.
- 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.
- 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 The proposal to replace the existing glazed doors to the rear elevation of the main house is considered acceptable, as the new fenestration would be fitted within an existing opening, and furthermore the original decorative fanlight detailing above the doors would be retained in position and incorporated within the new fenestration. This would preserve the character of the host property and the conservation area.
- 3.11 The proposed extension and minor alterations are considered to be modest in scope 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 The proposed bio-diverse roof is considered to improve amenity for any immediate neighbours, as their outlook would be enhanced. The green roof would also provide biodiversity benefits.

5.0 Conclusion

Grant planning permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 4th July 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: 2019/2033/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Date: 22 October 2019

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

Vorbild Architecture Limited
31C Canteloves Road
London
NW1 9XR
United Kingdom

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

DECISION

Proposal:

Single storey rear extension with biodiverse green roof and associated alterations to flat (C3).

Drawing Nos: Site Location Plan, Existing and Proposed drawings 02/10/2019: A-(10)-011, A-(10)-012, A-(10)-013, A-(10)-014, A-(11)-011, A-(11)-012, A-(11)-013, A-(11)-014, A-(11)-015. Design and Access Statement, Bauder Green Roof Maintenance.

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 Site Location Plan, Existing and Proposed drawings 02/10/2019: A-(10)-011, A-(10)-012, A-(10)-013, A-(10)-014, A-(11)-011, A-(11)-012, A-(11)-013, A-(11)-014, A-(11)-015. Design and Access Statement, Bauder Green Roof Maintenance.

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.

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.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

DRAFT

DECISION