

Application ref: 2019/4775/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Date: 20 November 2019

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

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Coupdeville Architects
22 Hood Road
Wimbledon
LONDON
SW20 0SR
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
18 Howitt Road
London
NW3 4LL

Proposal:
Demolition of existing lean to closet rear extension; erection of new single storey rear extension; installation of 2 x rooflights to rear roofslope and 1 x rooflight to front roofslope.
Drawing Nos: EX-01, EX-02, PL-01 & PL-02

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 EX-01, EX-02, PL-01 & PL-02

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension would be of an acceptable design, scale and siting. It would be subordinate to the main dwelling house in terms of bulk, mass, height and footprint and would replace an existing single storey back addition.

The proposed rear extension would not be of a typical design for a development within a conservation, however, as it would be sited at ground floor to the rear of the property, not visible from the street scene, it is considered by officers that there is scope for a degree of architectural expression beyond what is typically permitted in this instance.

The wrap around rear/flank window is considered acceptable. While generally flank windows which face neighbouring properties are discouraged, the proposed extension would not be full width and as such, the flank window would be of a sufficient distance from the shared boundary as to not unduly impair the development potential of the neighbouring property, No. 20 Howitt Road, if they were to seek a larger rear extension in the future.

The proposed conservation rooflights are considered acceptable, they would be of an appropriate design, size and siting and would sit comfortably within, and flush on, the front and rear roofslopes, evenly spaced and inset from the ridge, eaves and edges.

In terms of light and outlook, as a replacement structure, the proposed rear extension would not add significant bulk and mass to the subject property beyond what has been established. It would be 0.7m wider and no deeper than the existing single storey back addition and would not be positioned in close enough proximity to neighbouring habitable windows in order to cause undue harm to light or outlook.

In terms of overlooking and privacy, the rear window would face the rear garden and would not afford any new views beyond what has been established. The flank window would face the existing single storey back addition of No. 20 which also contains a flank window. Given that the proposed flank window would be located at ground floor level, views towards No. 20 would be largely obstructed by the existing shared boundary fence, and as such, it is not considered to result in an undue loss of privacy. Officers note from the site visit that flank windows to the single storey back additions were a

common feature throughout the terrace grouping.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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- 5 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).

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer