

Application ref: 2019/4494/P
Contact: David Peres Da Costa
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Date: 16 December 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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STUDIOCARVER
37 Alfred Place
London
WC1E 7DP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

100 Hawtrey Road
London
NW3 3SS

Proposal: Erection of single storey rear extension; replacement of existing garage door with window and wall below; lowering of ground floor and rear garden by 0.16m; insertion of 3 rooflights; replacement of glazing throughout with aluminium framed windows.

Drawing Nos: 1804_PL_010; 1804_PL_EX_020; 1804_PL_EX_100;
1804_PL_EX_101; 1804_PL_EX_200; 1804_PL_EX_300; 1804_PL_020;
1804_PL_100 A; 1804_PL_101; 1804_PL_200 A; 1804_PL_300

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:

1804_PL_010; 1804_PL_EX_020; 1804_PL_EX_100; 1804_PL_EX_101;
1804_PL_EX_200; 1804_PL_EX_300; 1804_PL_020; 1804_PL_100 A;
1804_PL_101; 1804_PL_200 A; 1804_PL_300

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

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs 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 CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission

The single storey rear extension would be full width and 2.95m deep. It would have a green roof with a rooflight and would be the same height as the neighbouring extension at 102 Hawtrey Road (2015/6347/P). It is noted that the extension would be in accordance with the Chalcot's Estate design guide. This document does not have any weight in planning decisions. Nevertheless it is noted that the purpose of this document is to provide guidance for development to ensure changes do not harm the uniformity of this 1960s estate. The extension would allow the retention of a reasonable sized garden. The size and detailed design of the rear extension is considered acceptable. Details of the green roof would be secured by condition. The excavation of the garden by 0.16m is considered minimal and would not harm neighbouring properties or the character of the host property.

The replacement of the existing false garage door with aluminium framed glazing above a rendered wall is considered acceptable. This approach can be seen on other properties on the Chalcot estate including Nos 46 and 52 Hawtrey Road. The aluminium replacement windows would be in keeping with the host building. The three rooflights would not be visible from the street.

The proposed alterations would not harm neighbouring amenity in terms of daylight, sunlight or loss of privacy.

One objection has been received and is duly noted. The planning and appeal 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 D1, CC2 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

- 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 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.
- 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)


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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer