

Application ref: 2020/1490/P  
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Date: 9 July 2020

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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Ground Plane Architecture  
59 Vaughan Rd  
Harrow  
London  
HA1 4EF  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**22 Howitt Road**  
**London**  
**NW3 4LL**

Proposal:

Erection of a single storey rear extension and replacement of rear French doors with window.

Drawing Nos: Design and Access Statement, 037/A/1.000 rev A, 037/A/1.601, 037/A/1.602, 037/A/1.603, 037/A/1.301 rev A, 037/A/1.302 rev A, 037/A/1.101 rev A, 037/A/1.102 rev A, 037/A/1.103 rev A, 037/A/1.104 rev A, 037/A/1.300 rev A, 037/A/1.200 rev A and 037/A/1.201 rev A.

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:

Drawing Nos: Design and Access Statement, 037/A/1.000 rev A, 037/A/1.601, 037/A/1.602, 037/A/1.603, 037/A/1.301 rev A, 037/A/1.302 rev A, 037/A/1.101 rev A, 037/A/1.102 rev A, 037/A/1.103 rev A, 037/A/1.104 rev A, 037/A/1.300 rev A, 037/A/1.200 rev A and 037/A/1.201 rev A

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

#### Informative(s):

- 1 Reasons for granting permission:

The application site contains a two-storey mid-terraced single-family dwellinghouse within the Belsize Park Conservation Area but is not listed. The proposal includes the erection of a ground floor rear extension and replacement of rear French doors with a window. Pre-app advice was sought for the proposal and general massing of the rear extension and the replacement of the French doors was supported (ref: 2019/6084/PRE).

The proposed ground floor rear extension would be half-width (4m) and a grey single ply membrane flat roof and a slot rooflight. It would be 3m in height and 3m in depth from the existing rear elevation and is set back from the existing closet wing by 0.5m to break up the volume. The rear extension would have red brick external walls, reclaimed French doors, soldier course detailing up to parapeted flat roof and black cast iron rainwater goods and downpipes to match the existing. Due to its rear location, it would not be observable from public realm. Given its design, scale, materials and location, it is considered the proposed extension would be in keeping with the character and appearance of the host property and wider Conservation Area. It is acknowledged that nearby properties such as Nos. 8, 12 and 14 Howitt Road, have a similarly-sized infill or full-width rear extension and the proposed development is not out of keeping with the character of the locality.

The proposed replacement of the French doors to the existing rear closet wing with a white painted timber casement window is considered acceptable. The replacement casement window would be made of high quality timber and would match the style of the French doors on the proposed rear extension. The proposed window would be at the rear of the property and not observable from the public realm. It is not considered the window would cause any adverse impact on the character and appearance of the host building and wider Conservation Area nor the amenities of neighbouring properties.

Since the proposed development does not have windows on the side elevation and the existing boundary fencing is already 2m high, it would not result in additional overlooking of neighbouring residential properties or cause other harmful amenity impacts.

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.

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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF 2019.

- 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 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment