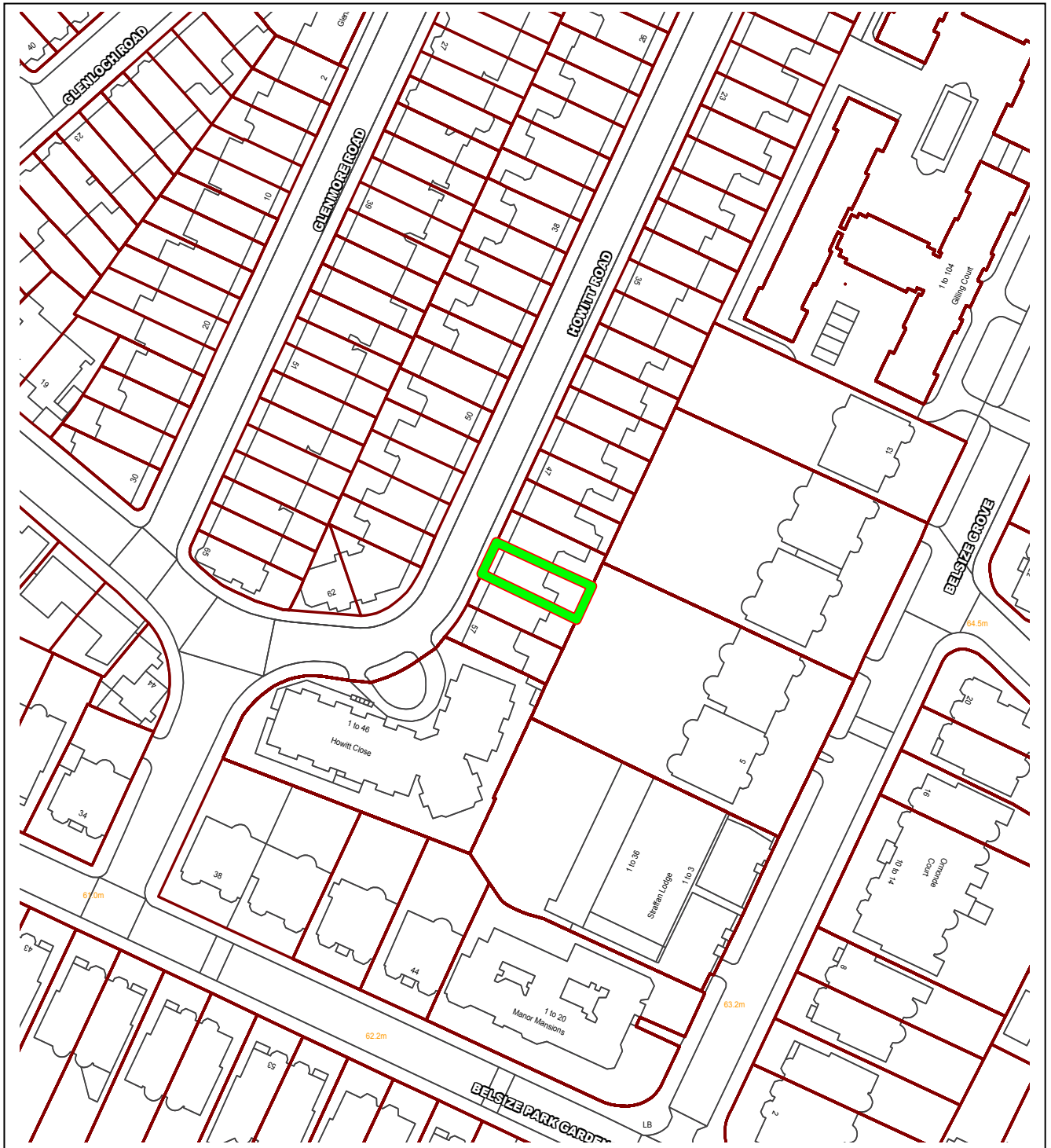
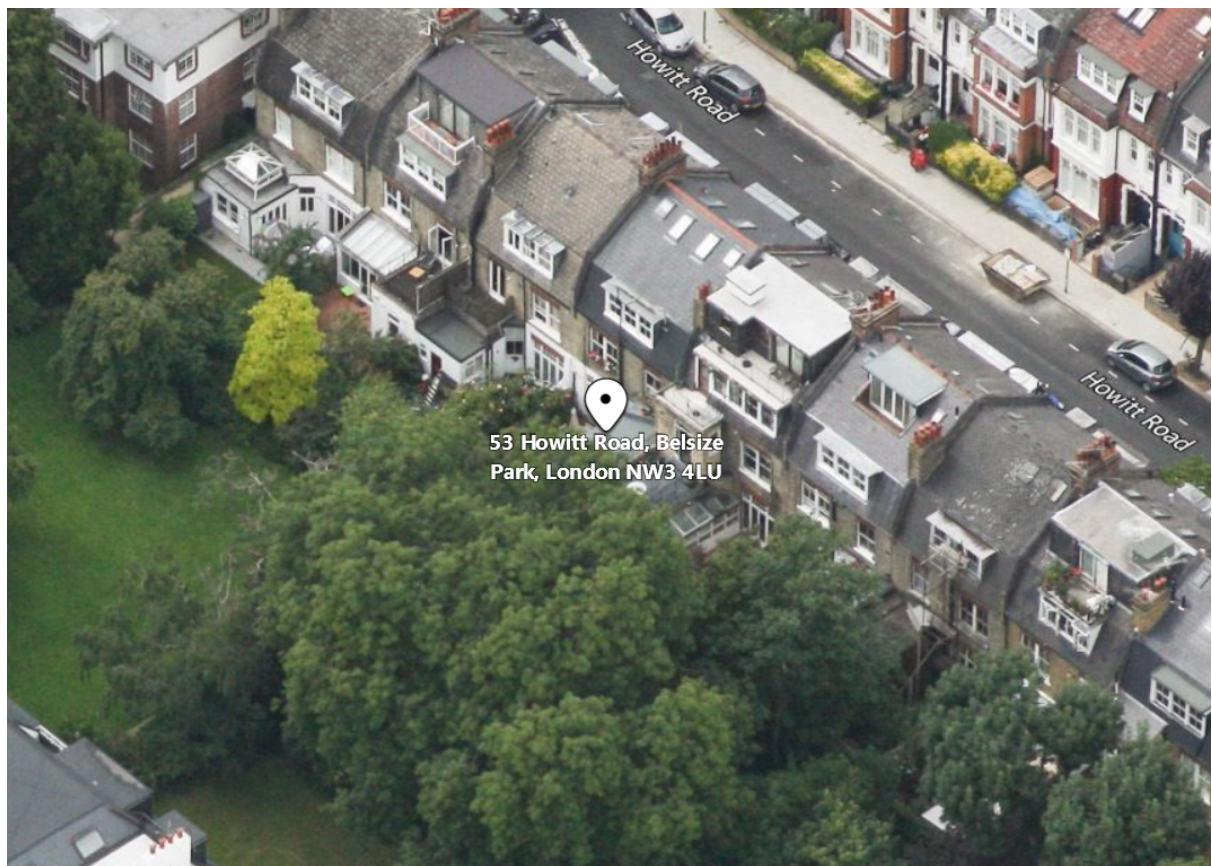
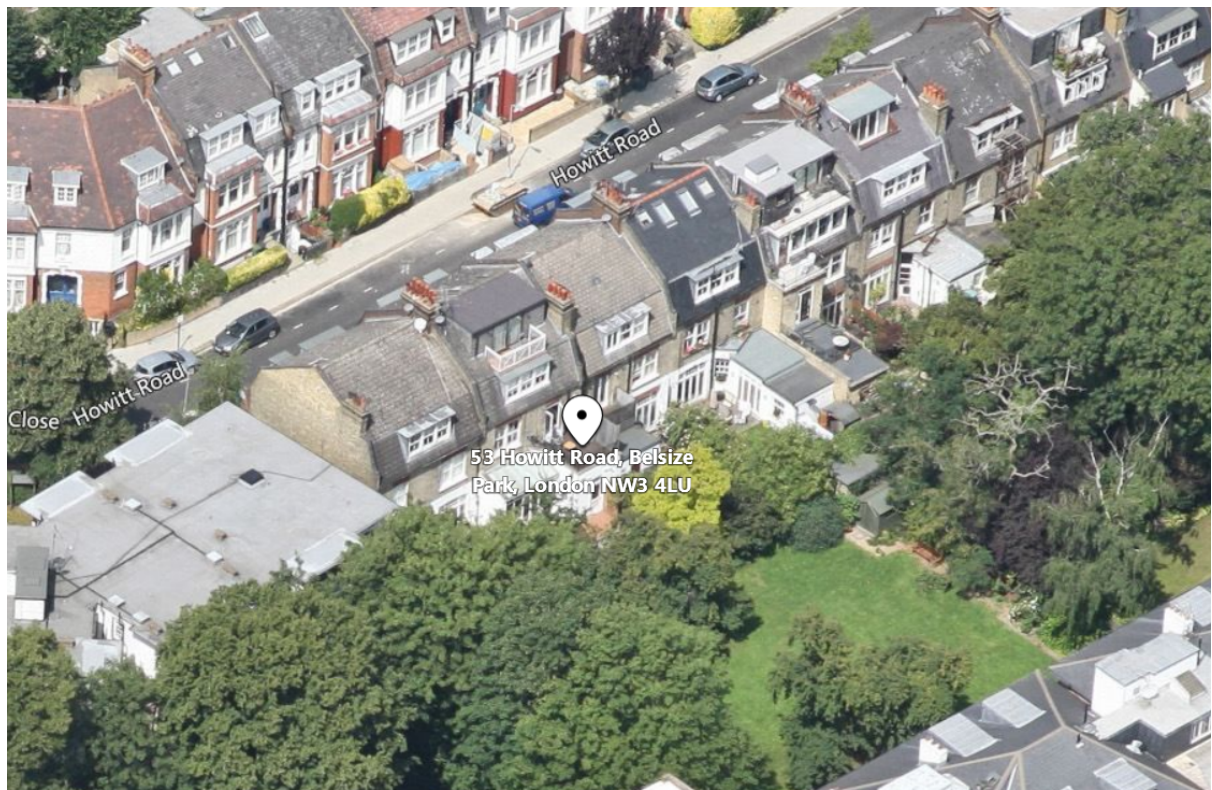


# Site Location Plan 53 Howitt Road



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



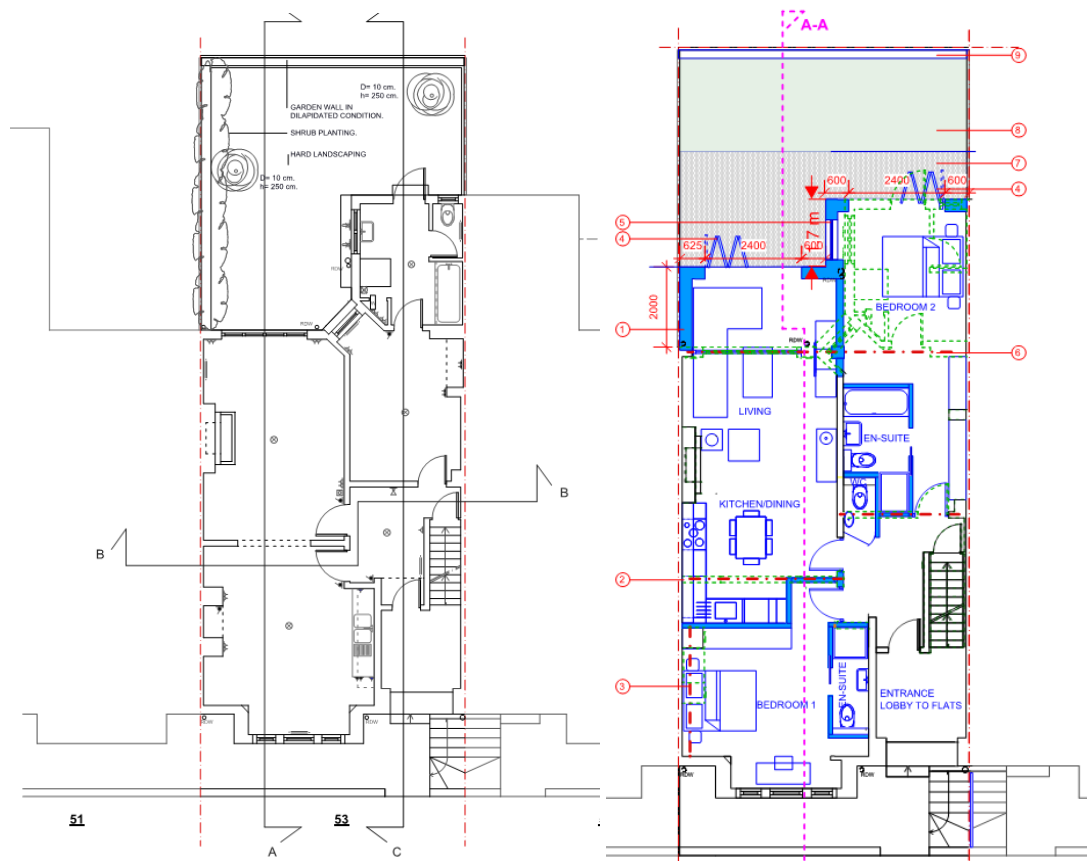




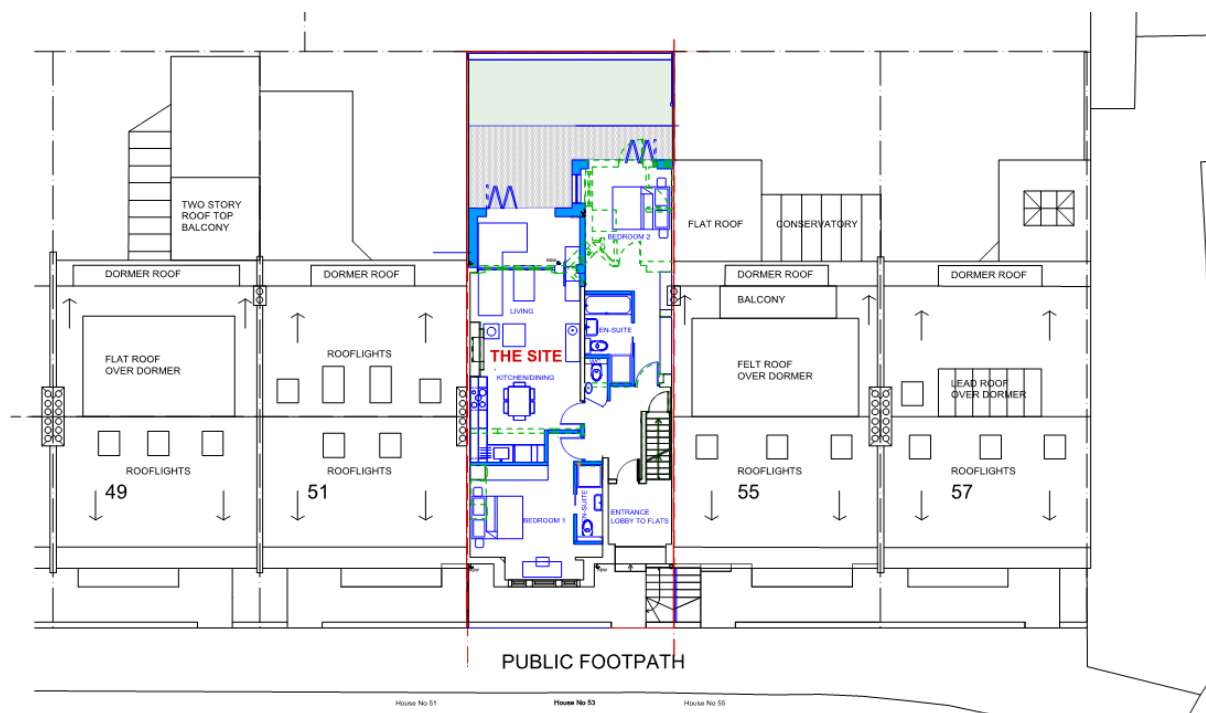
Existing rear



Proposed rear



Existing and proposed ground floor plan



Proposed site plan



Front elevation



1. VIEW ACROSS THE REAR OF ADJOINING PROPERTIES LOOKING TOWARDS HOWITT CLOSE.



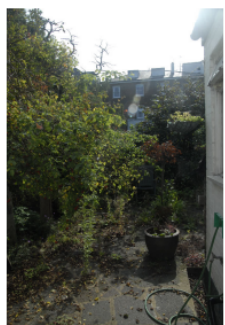
2. IMAGE OF THE REAR TO N° 53 HOWITT ROAD



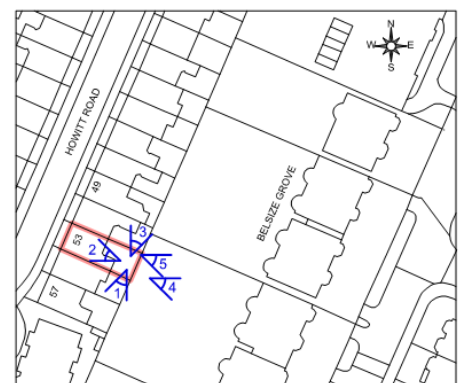
3. VIEW ACROSS THE REAR OF ADJOINING PROPERTIES LOOKING TOWARDS 49 HOWITT ROAD.



4. WINTER VIEW THROUGH THE BOUNDARY HEDGE TOWARDS BELSIZE GROVE.



5. SUMMER VIEW LOOKING DOWN THE GARDEN TOWARDS BELSIZE GROVE.



Rear elevation

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	21/10/2020
		N/A		<b>Consultation Expiry Date:</b>	18/10/2020
<b>Officer</b>			<b>Application Number(s)</b>		
Josh Lawlor			2020/3893/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flat Ground Floor 53 Howitt Road London NW3 4LU			See decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of ground floor rear extension with replacement of terrace, associated alterations.					
<b>Recommendation(s):</b>		Grant Conditional Planning Permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	00	No. of responses	0	No. of objections	0
Summary of consultation responses:	<p>One site notice was displayed outside the site on 23/09/2020 (expiring 17/10/2020)</p> <p>No comments or objections were received</p>					
Belsize CAAC	<p>A letter was sent to the Belsize CAAC on the 21/09/2020. The following objection was received:</p> <ol style="list-style-type: none"> <li>Object to the height of the new extension on boundary wall and loss of garden space.</li> <li>Work to the front boundary wall could include the reinstatement of original entrance piers and gate.</li> </ol> <p>Officer response to points 1-2 above:</p> <ol style="list-style-type: none"> <li><i>The height of the rear extension has been reduced to 3.2m and is considered to be a subservient addition to the host building that respects the established depths and heights of neighbouring rear development. A reasonably sized rear garden would be retained</i></li> <li><i>There is a presumption in favour of retaining and repairing front boundary treatments in conservation areas, the demolition and replacement front boundary wall is no longer proposed</i></li> </ol>					

## Site Description

The application site is a two storey red brick terrace with a basement and an attic storey within a slate-faced mansard. The building has three light, two storey bays and dormers which utilise render and white painted timber frames. The property is divided into two self-contained flats, with the application flat located on the ground floor. The building is identified as making a positive contribution to the character and appearance of the Belsize Conservation Area.

## Relevant History

### Flat 1st Floor

**2006/1761/P** Erection of rear balcony to first floor flat. **Granted 02/06/2006**

### Ground floor

**2017/7050/P** Excavation of basement extension with front and rear lightwells and a replacement single storey rear extension at ground floor level following demolition of existing rear extension to ground floor flat (Use C3) **Granted 27/11/2019**

### 51 Howitt Road

**2005/0116/P** Erection of a single storey rear extension including enlarged basement area to the ground floor flat **Granted 25/02/2005**

### 55 Howitt Road

**8702920** Conversion of house to two 2 bed flats and one three bed maisonette. Works to include the construction of a new rear conservatory a first floor roof terrace (to rear) and conversion of existing roofspace to living area including 3 velux windows (front) and patio doors/windows to rear terrace at third floor level **Granted 19/11/1987**

## Relevant policies

### **National Planning Policy Framework 2019**

### **The London Plan 2016**

### **Draft New London Plan showing Minor Suggested Changes (13 August 2018)**

### **Camden Local Plan (2017)**

A1 Managing the Impact of Development

D1 Design

D2 Heritage

### **Camden Planning Guidance (CPG):**

CPG Altering and extending your home (July 2015 updated March 2018)

CPG Amenity (September 2011 updated March 2018)

### **Belsize Park Conservation Area Statement 2003**



## Assessment

### 1. The proposal

1.1. The proposal is for a single storey rear extension which would have an L-shaped plan form with a 2m and 3.8m depth from the original rear elevation. The existing rear extension projects 3.4m from the rear, meaning the deepest part of the extension would only be increased by 400mm on the existing. The proposal would retain a rear garden space of 32sqm. The height of the extension would be 3.2m with the 3.8m section rebuilt to the same height as existing with like for like metal railings enclosing the flat roof. The extension would be of brick masonry with aluminium framed sliding doors to provide access onto the new sand stone terrace.

### 2. Revisions

2.1. The following revisions have been received:

- The height of the new section of the extension was reduced from 3.3m to 3.2m. The reduced height is considered to be a subservient addition to the host building.
- The proposed demolition and replacement boundary wall is no longer proposed. There is a presumption in favour of retaining and repairing front boundary walls in conservation areas. The existing 'lava brick' boundary is noted as a positive feature in the conservation area statement and was therefore retained on officers request.

### 3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- The effects upon the character and appearance of the host property, and surrounding area (Design and Heritage)
- The effects on the residential amenities of neighbouring occupiers (Residential Amenity)

### 4. Design and Heritage

4.1. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

4.2. The proposed single storey extension would remain subservient to the parent building in terms of height and width. There are a number of properties on this terrace which have ground floor rear extensions to similar heights and depths to the proposal. The proposed rear extension would respect the established pattern of rear development on this terrace and not cause harm to the character or appearance of the host building or conservation area. The host building would retain a medium sized rear garden of 32sqm and there would be no significant loss of mature vegetation. The proposed extension would occupy less than half of this garden therefore retaining an acceptable amount of outdoor amenity space. It is noted that a similar extension is in situ at the adjoining neighbour no. 55 Howitt Street. The extensions would not be visible from the public realm.

4.3. Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

### 5. Residential Amenity

5.1. Policy A1 of the Camden Local Plan seek to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.

5.2. The 2m section of the extension would rise approximately 800mm over the boundary treatment with no.51 Howitt Road. This height over the boundary would not impact the access to light or outlook to the rear

ground floor apertures to this property. The extension on the boundary with no. 55 Howitt Road would be replaced to the same height and depth. This would be flush with the existing extension at no.55 and marginally higher. The terrace is being replaced like for like and therefore an overlooking assessment is not required. Overall the proposal would not cause an undue harm to residential amenity.

## **6. Conclusion**

- 6.1. The proposed development is considered acceptable in terms of design and impact on 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 16<sup>th</sup> November 2020, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2020/3893/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Email: [Josh.Lawlor@camden.gov.uk](mailto:Josh.Lawlor@camden.gov.uk)  
Date: 9 November 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)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Simon Miller Architects Ltd  
1033B Finchley Road  
London  
NW11 7ES

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:

**Flat Ground Floor**  
**53 Howitt Road**  
**London**  
**NW3 4LU**

# DECISION

Proposal:

Erection of ground floor rear extension with replacement of terrace, associated alterations.

Drawing Nos: 437\_2PL03-A, 437\_2PL05-A, 437\_2PL04-A, 437\_2PL02, 437\_2PL00,  
437\_2PL01, 437\_2OS100, 437\_2EX05, 437\_2EX04, 437\_2EX03, 437\_2EX01,  
437\_2EX025, 437\_2EX00

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 437\_2PL03-A, 437\_2PL05-A, 437\_2PL04-A, 437\_2PL02, 437\_2PL00, 437\_2PL01, 437\_2OS100, 437\_2EX05, 437\_2EX04, 437\_2EX03, 437\_2EX01, 437\_2EX025, 437\_2EX00

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

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 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 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

Director of Economy, Regeneration and Investment

**DRAFT**

**DECISION**