

Application ref: 2021/0120/P  
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Date: 9 June 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Graham Ford Architects  
Britannia House  
11 Glenthorne Road  
LONDON  
W6 0LH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

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

Proposal:  
Installation of front and rear rooflights and glazed timber front door at basement level.

Drawing Nos: PL-1000, PL-1001, PL-1010 Rev 01, PL-2000 Rev 01, PL-3001 Rev 01, PL-4000 Rev 01 and Design and Access Statement

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 policies 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: PL-1000, PL-1001, PL-1010 Rev 01, PL-2000 Rev 01, PL-3001 Rev 01, PL-4000 Rev 01 and Design and Access Statement

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed five conservation style rooflights (2x in the front and 3x to the rear) would be subordinate features which are flush on the roof slope. Multiple rooflights are typically found on properties along this road and are considered acceptable in terms of design, size, number and location. The existing single front rooflight would be removed and infilled with matching slate roof.

The new timber glazed door would be installed beneath the front porch at basement level to allow access into the cellar. Given its set back position and the fact that it would be screened by the external staircase leading to the new door from front garden, it would have limited visibility from the streetscene.

The revised development overall is acceptable in terms of it's scale, siting and detailed design and would not adversely impact the character and appearance of the host building, streetscene or the wider Belsize Park Conservation Area.

The proposal is not considered to cause any adverse impacts on the amenities of adjoining residential occupiers.

No public objections were received following statutory consultation. Belsize CAAC withdrew their objection after the applicant reduced the number of rooflights from seven to five. 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 proposal accords with the London Plan 2021 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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



Daniel Pope  
Chief Planning Officer