

Application ref: 2021/3595/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 26 November 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

DF_DC architects
42 Theobalds Rd
London
WC1X 8NW
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

52 Hawtrey Road
London
NW3 3SS

Proposal:

Erection of a single-storey rear extension, replacement of existing first floor windows with full height French windows and creation of a Juliette balcony with railings.

Drawing Nos: 180-(00)000_P2; 180-(00)100_P2; 180-(00)103_P2; 180-(00)250_P1; 180-(00)251_P2; 180-(00)201_P2; 180-(01)100_P2; 180-(01)103_P2; 180-(01)250_P2; 180-(01)251_P2 and 180-(01)201_P2.

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: 180-(00)000_P2; 180-(00)100_P2; 180-(00)103_P2; 180-(00)250_P1; 180-(00)251_P2; 180-(00)201_P2; 180-(01)100_P2; 180-(01)103_P2; 180-(01)250_P2; 180-(01)251_P2 and 180-(01)201_P2.

Reason:

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

- 4 No development shall take place until full details of landscaping of the external area at the rear of the site including details of two trees to be planted (and any proposed earthworks including grading, mounding and other changes in ground levels) have been submitted to and approved by the Local Planning Authority, in writing. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 of the London Borough of Camden Local Plan 2017.

- 5 The landscaping and trees required under condition 4 shall be submitted for approval by not later than the end of the planting season following completion of the development or prior to the occupation of the development, whichever is the sooner. Any trees or areas of planting including trees existing at the outset of the development other than those indicated to be removed which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 of the London Borough of Camden Local Plan 2017.

- 6 The flat roof of the single storey rear extension hereby approved shall not be used as an external amenity space and shall be used for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission

The proposed rear extension is considered to be of an acceptable size and design. It would be of a similar scale to the extension that was approved in 2015 (2015/1541/P). The proposed rear extension would be subservient to the main building and it would be set behind the neighbouring extension at no. 50 Hawtrey Road that was approved in 2018 (2018/1504/P). Overall, the extension is considered to be subordinate in scale to the host building and with its matching brick walls and sliding doors it would have an appropriate design which would safeguard the character and appearance of the terrace and the surrounding area.

The existing first floor windows would be replaced with full height French windows and a 1m deep, 3m wide Juliette balcony would be formed on the single storey rear extension. Several other properties in the area, including the immediately neighbouring house and those to the rear have similar full height windows and Juliette balconies at first floor level and these alterations would not harm the overall appearance of the building or the character or appearance of the wider area.

The proposed rear extension and first floor French windows and Juliette balcony would not result in any significant harm to the amenity of any neighbouring occupiers.

3m in depth, flat roofed and single storey in height, the extension would not overshadow any neighbouring rooms or gardens or result in any significant loss of outlook or sense of enclosure from any adjoining rooms or gardens.

The proposed extension does not include any side windows and as such this would not result in overlooking of any adjoining properties.

The new Juliette balcony would not extend to the sides of the site and it would not result in any significant increase in overlooking in comparison with that which result from existing upper floor windows at the application site and at neighbouring sites.

The roof of the single storey extension could be accessed from the first floor French windows and this may result in significant overlooking of adjoining and nearby properties. As such a condition is recommended restricting use of the roof as a terrace.

The agent has indicated that two trees have been removed from the site. The applicant has agreed to a condition requiring the provision of two replacement trees. Therefore, a condition is included which requires the provision and retention of two replacement trees.

A letter was received on behalf of the owner/occupier of an immediately adjoining property. The letter raises no objections but questions the depth of the proposed extension, mentioning that there is conflicting information in the application.

The depth (3m) has been clearly indicated on the ground floor plan (180 (01) 100 P2). This is considered to be acceptable for the reasons discussed above.

A condition is attached to the effect that the development must be undertaken in accordance with this drawing.

The planning histories of the site and the neighbouring properties have been considered when determining this application.

As such, the proposed development is in general accordance with policies A1, A2, A3 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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) 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 2021.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer