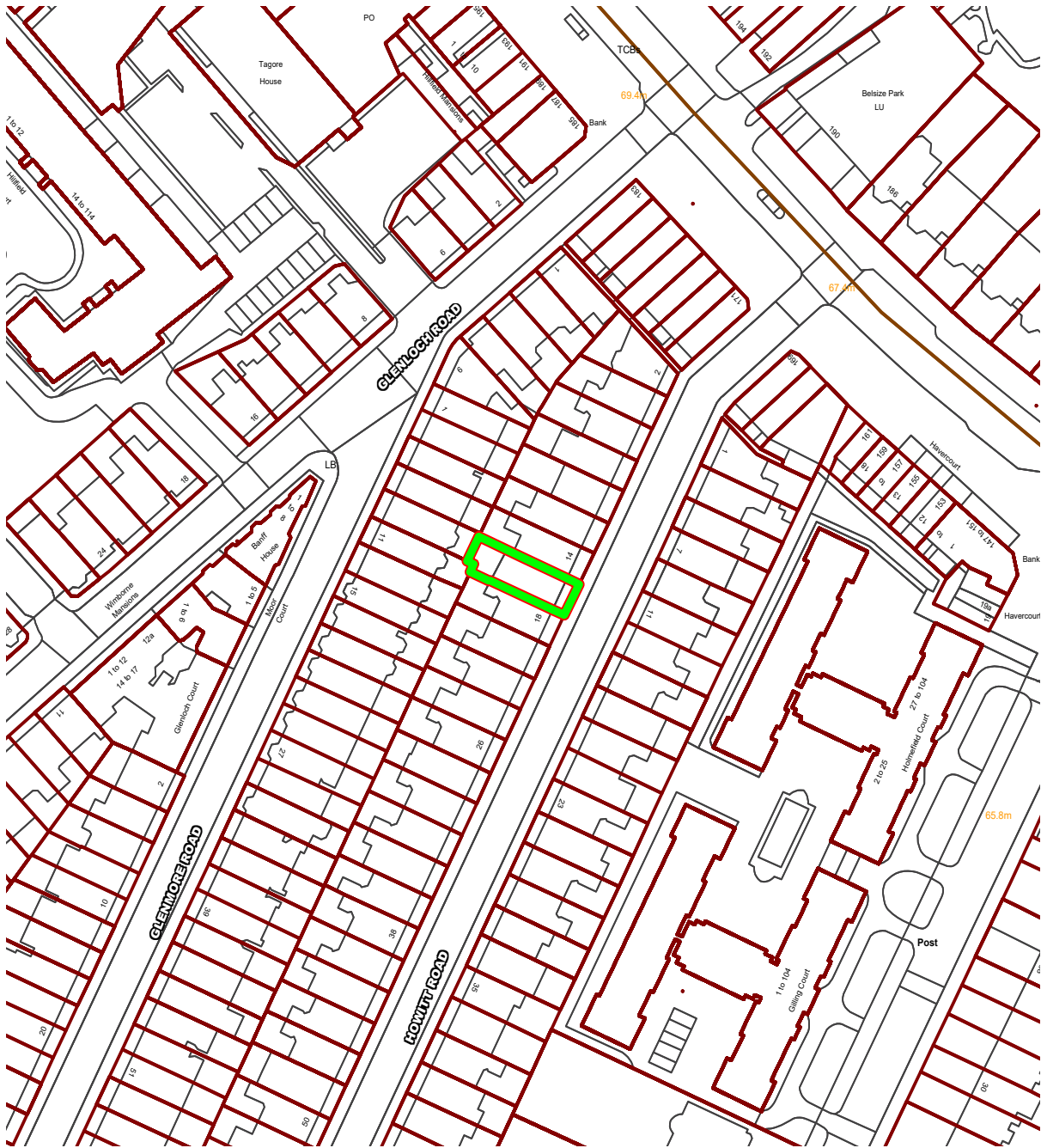


16 Howitt Road NW3 4LL Site Location 2021/4796/P



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Site Photos and Plans



Image of front elevation of property

Site Photos and Plans



Image of rear elevation and garden of property

Site Photos and Plans



Existing rear elevation

Site Photos and Plans



Proposed rear elevation

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	25/11/2021
		N/A / attached		Consultation Expiry Date:	12/12/2021
Officer			Application Number(s)		
Edward Hodgson			2021/4796/P		
Application Address			Drawing Numbers		
16 Howitt Road London NW3 4LL			<i>See draft decision notice</i>		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single-storey ground floor rear extension					
Recommendation:		Grant conditional planning permission			
Application Type:		Householder			

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	<p>A site notice(s) was displayed near to the site on the 12/11/2021 (consultation end date 06/12/2021).</p> <p>The development was also advertised in the local press on the 18/11/2021 (consultation end date 12/12/2021).</p>			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	None			
Belsize CAAC:	<p>A letter of objection was received on behalf of the CAAC. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> • Objection to a full width proposed rear extension • The loss of the rear façade, the windows and doors and the replacement with aluminium windows and doors. • The loss of garden space <p><u>Officer's response:</u></p> <p>The proposal is for an infill rear extension that would be marginally set back from the depth of the existing rear lean-to. There are a number of examples of similar infill extensions in the surrounding area including at Nos.14,12 and 28 and therefore there is an existing precedence of such extensions.</p> <p>A number of existing extensions in the surrounding areas do not preserve the original rear features. A Council's conservation officer has expressed no concern with the loss of the rear façade, windows and doors. The proposal seeks to use materials that are sympathetic to the host building.</p> <p>The proposal would measure 11.5sqm is would take up less than 30% of the garden and therefore an acceptable amount of garden and open amenity space would be retained.</p>			

Site Description

16 Howitt Road is a two-storey terrace with a slate mansard roof located in the Belsize Conservation Area and is a positive contributor, however, the building is not listed. The properties along Howitt Road have a similar architectural feel characterised by the use of red brick and glazing bars. No. 16 also has a white rendered finish on the first floor. The two dormers in the mansard roof indicate accommodation in the attic.

Relevant History

The planning history for the application site can be summarised as follows:

Application site

2007/4831/T Rear Garden, far right-hand corner: 1x Laburnum – Remove. Granted 12/11/2007

28A Howitt Road NW3 4LL

2013/8094/P Erection of rear extension. Granted 27/02/2014

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Conservation Statements:

- Belsize Conservation Area Appraisal and Management Strategy 2003

Assessment

1. The proposal

- 1.1. The proposal is for a single-storey rear infill extension. The aim is to unify the rear of the property by infilling the space between the existing rear lean-to and the boundary wall. The extension will measure 11.5sqm and would be constructed using materials that match the existing materials of the host property including red imperial brick.
- 1.2. The lantern rooflight on the existing rear addition would be removed and 3 new rooflights would be installed on the extension.
- 1.3. The doors and windows will be aluminium double glazed.

2. Assessment

- 2.1. The principal considerations material to the determination of this application are as follows:
 - The visual impact upon the character and appearance of the host property, local area and the Belsize Conservation Area (Design and Conservation)
 - The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)

3. Design and Conservation

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 3.2. The application site is located within the Belsize Conservation Area and is listed as a positive contributor to the character and appearance of the Conservation Area. The site is an attractive period property constructed during Edwardian times.
- 3.3. Camden Planning Guidance 'Design' states that 'good design should respond appropriately to the existing context by ensuring the scale of the proposal overall integrates well with the surrounding area, carefully responding to the scale, massing and height of adjoining buildings, the general pattern of heights in the surrounding area, and positively integrating with and enhancing the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views, vistas and landmarks'.
- 3.4. The extension would be constructed using red imperial brick that would match the existing materials of the host property. This would therefore be sympathetic to the character of the surrounding area and to the host building itself. The proposed doors would be large and vertical and this would be sympathetic to the fenestration of the host property.
- 3.5. The height of the extension would be 3m and it would extend 3m into the garden. The infill would be marginally set back from the depth of the existing lean-to which reduces the sense of bulk. The scale and massing of the extension would be acceptable and accords with CPG Design.
- 3.6. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 3.7. 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 2021 and the National Planning Policy Framework 2021

4. Residential Amenity

- 4.1. Policy A1 seeks 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, odour and fumes as well as impacts caused from the construction phase of development. This is supported by CPG Amenity.
- 4.2. In terms of amenity, the proposal would have no significant and adverse impact on the neighbouring properties. The extension would align with the existing extension at no.14 and therefore would not create any issues with regards to privacy, overlooking or light.
- 4.3. An acceptable amount of garden and open space will be retained.
- 4.4. The proposal is therefore in accordance with policy A1 of the Camden Local Plan.

5. Recommendation

- 5.1. Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 23rd October 2017, 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 and search for 'Members Briefing'.

Application ref: 2021/4796/P
Contact: Edward Hodgson
Tel: 020 7974
Email: Edward.Hodgson@camden.gov.uk
Date: 17 January 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Zanghellini Holt Architects
48 Chase Green Avenue
Enfield
EN2 8EN
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 Howitt Road
London
NW3 4LL

DECISION

Proposal:
Single-storey ground floor rear extension to a dwelling house.

Drawing Nos: Site Location Plan, Design and Access Statement, E 01, E(1) 00, E(1) 01, E(1) 02, E(1) 03, E(3) 01, P 01, P(1) 01, P(3) 01

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan, Design and Access Statement, E 01, E(1) 00, E(1) 01, E(1) 02, E(1) 03, E(3) 01, P 01, P(1) 01, P(3) 01

Reason:

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

- 3 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 if in CA] of the London Borough of Camden Local Plan 2017.

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, 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 (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:
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION