

29<sup>th</sup> April 2022  
Our Ref: 21.5167

Planning Department  
London Borough of Camden  
Crowndale Centre  
218 Eversholt Street  
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T 0203 268 2018

Dear Sir/Madam,

**Re: 19 Hawtrey Road, London, NW3 3SS – Planning Application**

On behalf of our client, Mr Graham Sulkin, we submit an application seeking permission for a first floor rear extension to the above property. The application seeks full planning permission for:

*“Erection of a first-floor rear extension, the replacement of the garage door with a window, and the replacement of the windows on the side elevation”.*

The following information has been submitted to support the application:

- Application form – prepared by Boyer;
- Site location plan – prepared by Kasia Whitfield Design;
- Existing and proposed plans – prepared by Kasia Whitfield Design;
- Existing and proposed elevations – prepared by Kasia Whitfield Design; and
- CIL form – prepared by Boyer.

There has been a recently approved Prior Approval application to erect an additional storey at the Site (Ref: 2021/5855/P). For completeness, this additional storey has been annotated on the existing plans however the development has not yet commenced.

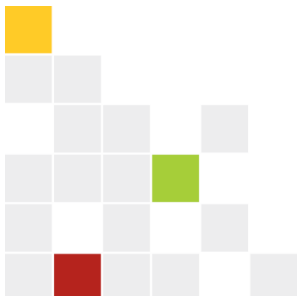
The application including all supporting information is submitted online and requisite fee of £238.20 for the planning application has been paid via the Planning Portal (reference: **PP-11218474**).

This cover letter provides commentary on the Site, the relevant planning policy and the relevant planning considerations, and sets out that the proposal is acceptable in planning terms and why it should be supported by the Council.

**The Application Site and Surrounding Area**

The site comprises a two storey, end of terrace residential dwelling located on the south side of Hawtrey Road within the Chalcot Estate. It is understood to have been built in the 1960s.

The only relevant planning history for the Site comprises the recently permitted prior approval application (ref: 2021/5855/P) for the erection of an additional storey to the dwelling, which was approved on 22<sup>nd</sup> March 2022.



The existing property is in the style typical of the Estate and is not considered to be of any significant architectural merit.

The character of the surrounding area is residential, with neighbouring properties being similar in appearance and typically between 3/4 storeys in height with 4 storey properties located to the south of the site along King Henry's Road.

It is important to note that a number of nearby properties, including 112 King Henry's Road (Ref: 2021/4927/P) have recently been granted similar permissions, which reflects the changing character of the Estate.

The site has a PTAL score of 5 and is not within the setting of any listed building, nor does the site fall within a Conservation Area. The site falls within Flood Zone 1 indicating a low probability of flooding.

### **The Proposed Development**

It is proposed to construct a first-floor rear extension as well as minor alterations to the fenestrations to the dwelling.

The first-floor rear extension is sought to provide increased living space for the residents, in order to adapt to their changing needs.

As detailed above, there are precedents of similar developments within the surrounding vicinity, including that at no.112 King Henry's Road. It has long been established that minor residential extensions and alterations, such as those proposed, which allow houses to adapt to occupiers changing needs rather than the occupier having to move house, are not considered controversial and are therefore acceptable in planning terms.

Further details on the design of the proposal are provided in the accompanying suite of drawings prepared by Kasia Whitfield Design which accompany this application.

### **Planning Policy**

Section 38(6) of the Planning and Compulsory Purchase Act requires that an application for planning permission is determined in accordance with the Development Plan unless material considerations indicate otherwise.

The application site falls within the London Borough of Camden (LBC). The Development Plan comprises the following key relevant documents:

- London Plan (2021); and
- Camden Local Plan (2017).

We discuss the relevant policies from these documents in our assessment section below. The National Planning Policy Framework (NPPF) sets out the Government's objectives for the planning system; to achieve sustainable development through economic, social, and environmental gains,

and to secure economic growth. At the very heart of this presumption is the acknowledgement that growth is necessary to enable the country and its communities to support themselves.

The following Supplementary Planning Documents are also relevant:

- Home Improvements Planning Guidance (2021); and
- Camden's Amenity Planning Guidance (2021).

## **Planning Assessment**

### *Design*

Local Plan Policy D1 sets out that the Council will seek to secure high quality design through a variety of requirements. Those relevant to the proposals include the requirement that development should respect local context and character; incorporate sustainable design and construction; use high quality design and materials; integrate well within the surrounding streets; and consider the character and proportions of the existing building.

In terms of design, the height and massing of the proposal is considered acceptable and appropriate in the context of the surrounding area given that the changes will be contained to the rear and are limited in scale.

As demonstrated on the accompanying plans, the materials for the extension and fenestration detailing have been carefully selected in order to match the materials of the existing dwellinghouse. The brickwork and wooden panelling will match the existing. This ensures that the extension is seen as a natural extension of the existing dwellinghouse and not as a separate element.

The proposal is therefore considered acceptable in design terms and should be fully supported by the Council.

### *Impact on Neighbouring Amenity*

Policy A1 seeks to protect the amenity of Camden's residents by ensuring that the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

The Council's Planning Guidance document on Amenity also provides specific guidance with regards to privacy, overlooking and outlook.

Additional windows will be located on the first floor and ground floor in the eastern side and rear elevations in order to provide the extension with good levels of light. It is considered that the loss of the terrace at first floor level will reduce levels of overlooking of neighbouring sites.

Due to the site's end of terrace location, the additional windows on the eastern elevation will not result in any negative impact on neighbour amenity. The proposed new door to the ground floor rear of the site will lead into the property's private garden and therefore there will be no issues raised around privacy.

Therefore, it is considered that the proposed works will not harm the amenity of neighbouring residents, and therefore is fully compliant with Policy A1 and acceptable in amenity terms.

## Summary

To summarise, the proposals will provide increased living space for the current residents, to adapt to their changing needs. The rear extension is considered minor in scale and has been designed to ensure that the extension will relate to the existing property in terms of materiality.

It has also been demonstrated that the proposed addition of a window to the east side elevation will not cause overlooking, and therefore the proposal will have no harmful impact on neighbouring amenity. Indeed, it is considered that the loss of the first-floor terrace will reduce levels of overlooking and therefore the scheme represents an improvement in terms of the site's impact on neighbouring amenity.

In light of the foregoing, it is considered that the proposed development is policy compliant and therefore the Council is requested to grant planning permission without delay.

We look forward to hearing from you however, in the meantime if you do have any queries, please do not hesitate to contact me.

Yours sincerely,

*Zoe Curran*

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