

Application ref: 2021/3235/P
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Development Management
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London Borough of Camden
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Kasia Whitfield Design
90A Fellows Road
Belsize Park
London
NW3 3JG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**52 Howitt Road
London
NW3 4LJ**

Proposal:

Erection of single storey rear 'infill' extension.
Drawing Nos: Site Location Plan EX00, EX01, EX02, EX03, EX04, PP01A, PP02A, PP03A, PP04B, PP05. Design and Access Statement (52 Howitt Road).

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 EX00, EX01, EX02, EX03, EX04, PP01A, PP02A, PP03A, PP04B, PP05. Design and Access Statement (52 Howitt Road).

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey 'infill' extension at the rear is considered acceptable in terms of scale, design and materials. The scheme has been revised from an initial proposal by being set back from the rear of the adjoining rear extension and a reduction in height.

Due to its modest projection and scale, the extension would have a subordinate relationship to the host property. It would be of a similar form and scale to other single storey rear extensions on this side of Howitt Road and it would maintain the character and appearance of the terrace and the visual amenity of the area.

Council Conservation Officers were consulted on the scheme and raised no objections to the revised proposal.

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 (ERR) 2013.

The extension would infill the space between the existing rear extension at the site and the side boundary wall with No.50 Howitt Road. The extension would be built in bricks to match the host property. Rooflights are proposed to both the existing rear extension and the new infill extension. These would not be overbearing or harmful to the outlook of any neighbouring properties given the size and siting and the domestic level of lighting which would be used.

The rear elevation would feature full height timber framed glazed doors and timber framed window, with fanlight detailing. These are considered to be appropriate and suitably positioned on the host building.

The single storey infill extension would not have any harmful impact on neighbouring residential amenity in terms of loss of light, outlook, or privacy. The ground level of the host property is approximately 0.5m lower than the neighbour (No.50) and, in combination with the depth of the proposal, there

would be no undue overshadowing or loss of outlook from the ground floor French windows in the main rear elevation at this site, or the garden.

No objections have been received prior to making this decision. The planning history of the site and neighbouring sites has been taken into account when coming to this decision.

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.

- 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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer