

Application ref: 2022/2530/P
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Date: 13 October 2022

Development Management
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90a Fellows Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**21 Hawtrey Road
London
Camden
NW3 3SS**

Proposal:

Erection of single storey roof extension, first floor rear extension over existing terrace and replacement of garage door with a window

Drawing Nos: Site Location Plan EX0, EX1, EX2, EX3, EX5, EX6, EX7, EX8, EX9, PP1, PP2, PP3, PP4, PP5, PP6, PP7, PP8, Design and Access Statement, Daylight and Sunlight Report (prepared by CHP Surveyors dated 8/6/2022)

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 EX0, EX1, EX2, EX3, EX5, EX6, EX7, EX8, EX9, PP1, PP2, PP3, PP4, PP5, PP6, PP7, PP8, Design and Access Statement, Daylight and Sunlight Report (prepared by CHP Surveyors dated 8/6/2022)

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the erection of an additional storey above first floor level, the erection of a single storey rear extension at first floor and the replacement of the existing front garage door at ground floor with a window. The application site is neither listed nor located within a conservation area.

The additional storey would be constructed in brick and render and the windows would match the fenestration of the lower floors. The appearance would be sympathetic to the host building and surrounding properties and would read as an additional storey and not a separate extension. The permitted development fallback position is relevant here, as the additional storey could be built under prior approval. The additional storey extension is therefore considered acceptable.

The rear extension would be constructed in brick and render and would be sympathetic to the host building. The extension would read as subordinate to the host building and its massing and bulk would not be out of keeping with the appearance and character of rear elevations of neighbouring properties.

The existing garage door on the front elevation would be replaced by an aluminium frame window. The window would align with the existing fenestration of the front elevation and its size and scale is considered acceptable and would be sympathetic addition.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. A daylight and sunlight assessment report has been submitted indicating that the proposals would not have a significant impact on neighbouring occupiers in terms of loss of light. No significant opportunities for overlooking would result from the proposals.

No objections have been received prior to making this decision. The planning

history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer