

Application ref: 2022/1858/P
Contact: Fergus Wong
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Date: 15 August 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Boyer Planning
2nd Floor, 24 Southwark Bridge Road
London
SE1 9HF
undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

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

Proposal:

Erection of a first floor rear extension (on south elevation); the replacement of the garage door with a window; the formation of windows on the side (east) elevation at ground and first floor level; changes to the windows on the rear elevation (ground floor) (and erection of additional storey on the dwellinghouse as approved under 2021/5855/P on 22/03/2022).
Drawing Nos: EX0; EX1; EX2; EX4; EX5; EX6; EX7; EX8; PP1; PP2 Rev. B; PP3 Rev. B; PP4; PP5 Rev. C; PP6 Rev. C; PP8 Rev. C; Cover Letter dated April 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:

EX0; EX1; EX2; EX4; EX5; EX6; EX7; EX8; PP1; PP2 Rev. B; PP3 Rev. B; PP4; PP5 Rev. C; PP6 Rev. C; PP8 Rev. C; Cover Letter dated April 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.

- 4 The flat roof of the first floor rear extension hereby permitted shall not be used as a terrace, balcony or for any other ancillary residential purposes.

Reason: To safeguard the amenity/privacy of the occupiers of neighbouring dwellings, in accordance with policy A1 (Managing the impacts of development) of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

During the course of the application, the proposal was amended to reduce the extent of the first floor rear extension, thereby retaining part of the existing first floor terrace and railings. It was not considered necessary to reconsult on this minor amendment.

The application drawings show the additional storey which has been approved under the 'prior approval' application 2021/5855/P on 22/03/2022. This is included in the description of development because it has not yet been undertaken and the cumulative effects of the proposed developments need to be considered.

The proposal is acceptable in design terms. The first floor rear extension to partially infill the existing first floor rear terrace is a common feature of neighbouring properties in the immediate area. The adjoining property no. 17 Hawtrey Road has had a similar alteration approved under reference 2015/6426/P. The replacement of the garage door with a window, matching the appearance and alignment to those above, is also acceptable in terms of design and appearance.

It is not considered that the insertion of two windows to the side elevation would have any negative impact on the overall appearance of the property, with the detailed appearance of the windows being in keeping with existing fenestration to the property.

Owing to its positioning, set away from the adjoining properties, the first floor

rear extension would not lead to any unacceptable sense of enclosure or loss of light to neighbouring properties. There would be no more potential for overlooking than that which currently exists.

The new window to the front elevation would provide the same views as the existing windows in the front elevation whilst the new windows to the east elevation would primarily look onto the street and opposite communal garden. There would therefore be no loss of privacy as a result of the proposal which is acceptable in neighbour amenity terms.

No objections or other responses were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in accordance with policies A1 and D1 of the Camden Local Plan. The proposed development also accords with the policies of the London Plan 2021 and 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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer