

Application ref: 2022/3898/P
Contact: Sam Fitzpatrick
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Date: 31 January 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Tom Bestwick Architecture
Stonecroft
Sherborne Street
Lechlade
GL7 3AH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**41 Howitt Road
London
NW3 4LU**

Proposal:

Enlargement of top floor rear dormer over existing inset balcony.

Drawing Nos: Location Plan; Design and Access Statement; 133-112; 133-113; 133-114; 133-120; 133-121; 133-130; 133-213-2_Rev2; 133-214-2_Rev2; 133-221-2_Rev2; 133-230_Rev2.

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- 133-213-2_Rev2; 133-214-2_Rev2; 133-221-2_Rev2; 133-230_Rev2.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal seeks to enlarge the existing loft room by extending the rear dormer out further towards the rear roofslope over the existing inset balcony and installing a Juliet balcony. The proposed depth of the dormer would be increased from 3m to 3.4m.

The proposal retains an acceptable gap between the dormer and the roof edges, and the design was reduced in scale following officer comments in order to preserve the hierarchy of the rear elevation and avoid an asymmetrical appearance. The enlargement of the dormer would bring it into line with existing dormers to neighbouring properties on the same roofline, such as no.39. The windows will match the existing in style and design but have been reduced in scale so that they are subordinate to the windows below and respect the existing glazing hierarchy. The materials of the dormer roof and cheeks will match the existing roof and dormer, and the new balustrades will be metal railings that integrate with the building and wider Conservation Area's character. Therefore, the proposed materials are all acceptable.

The enlargement of the dormer is modest in scale, and its mid-terrace location and position on the third floor at roof level means there is very limited visibility from the public realm. It is considered that the overall proposal in terms of its scale, siting, and detailed design is acceptable and would not result in any detrimental impact on the character and appearance of the host property or Conservation Area.

The new Juliet balcony would be in line with existing balconies on the row. Due to the scale and location of the proposal, there would be no harm to the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

The Belsize CAAC originally objected to the proposal but withdrew this objection following from amendments that were made to the design in response to officer comments. There were no other objections received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 policies of the London Plan 2021 and of 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-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer