

Application ref: 2022/3923/P  
Contact: Miriam Baptist  
Tel: 020 7974 8147  
Email: [Miriam.Baptist@camden.gov.uk](mailto:Miriam.Baptist@camden.gov.uk)  
Date: 31 January 2023

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Henry Planning Ltd.  
163 Church Hill Road  
East Barnet  
Barnet  
EN4 8PQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**25 Howitt Road**  
**Camden**  
**London**  
**NW3 4LT**

Proposal: Replacement of 2 windows and door at rear ground floor with wraparound sliding doors and replacement of fascia board with brickwork. Installation of 1 rooflight to existing single-storey extension flat roof.

Drawing Nos: Design & Access Statement dated 6th July 2022 by NRArchitects, Planning Statement by Henry Planning, Buy A Plan Location Plan, 000, 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011.

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: Design & Access Statement dated 6th July 2022 by NRArchitects, Planning Statement by Henry Planning, Buy A Plan Location Plan, 000, 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011.

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 development makes changes to the external envelope of the property without alteration to the building's footprint. The changes are limited to the rear of the property, and would not be visible from the public realm, and therefore they are not considered to detract from the character of the host building, or cause any harm to the wider Belsize Park Conservation Area.

The existing rear extension adjacent to the conservatory will be altered to accommodate full height glazed sliding doors which will replace the two existing windows and door providing access to the garden. A new walk-on rooflight is proposed to the existing flat roof which serves as a terrace to the flat above, which will bring light into the kitchen. The changes in materiality are considered acceptable as they are restricted to the single storey extension at rear of the property and are not highly visible.

In terms of amenity, the rooflight will be fully obscured and therefore will not present any privacy issues to either property. The new additional glazing to the existing rear extension is designed to bring in light into the property and look outward into the garden rather than create an outlook upwards to any habitable rooms of the property above the neighbouring property. Any views sideways towards the neighbouring plots are obstructed by garden boundary treatments, to the rear beyond the garden's rear boundary Gillingham Court stands four storeys tall. Although the extent of glazing is increasing, it is not considered to be significant in terms of loss of privacy to properties at the rear in light of the highly glazed conservatory already at the rear of the property. Overall the development is not considered to present any material harm in terms of neighbouring amenity in terms of loss of daylight, sunlight, outlook or privacy.

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The Belsize CAAC confirmed they have no objections to the proposals. 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, 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](http://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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer