

Application ref: 2022/5243/P
Contact: Fast Track GG
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Date: 13 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Kasia Whitfield Design
90a Fellows Road
London
NW3 3JG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
82 Hawtrey Road
London
NW3 3SS

Proposal:

Erection of an additional storey (as granted prior approval on 16/06/2022 ref. 2022/1712/P), including the insertion of two windows to side elevation at second and third floor levels.

Drawing Nos: EX0; EX1; EX6; EX7; AP1; AP2; AP7; PP1; PP2; PP7 Rev. A; PP9 Rev. A.

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: EX0; EX1; EX4; EX5; EX6; EX7; AP1; AP2; AP7; PP1; PP2; PP4 Rev. B; PP5 Rev. B; PP7 Rev. A; PP9 Rev. A.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The proposed two windows at second and third floor levels (as shown on plan PP7 Rev. A), hereby approved, shall be obscure-glazed and non-opening below a height of 1.7m above the finished floor of the rooms in which the windows are installed.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Prior approval was granted on 16/06/2022 (ref. 2022/1712/P) for the erection of an additional storey to the existing two-storey dwelling as it was permissible under Class AA of the GPDO 2015. The current application is for an identical scheme for the additional storey to the existing two-storey dwelling, but with an additional two windows located on the second and third floor side (south) elevation. There is no material change to the approved extension aside from the addition of these south facing side windows. As the material considerations of the proposed extension have already been assessed and deemed acceptable, only the additional two windows element of the current proposal has been assessed as part of this application.

The proposed two windows would be located on the side elevation of the second storey and previously approved third storey, facing south and opposite properties on Hawtrey Road. An objection has been received from a neighbour regarding overlooking and this has been addressed separately in the Consultation Summary.

A condition is included on this permission to ensure that the proposed windows (which would both serve a bathroom) are non-opening below 1.7m height and have obscure glazing. This, coupled with the distance between the properties ensures the proposals would not cause harm in terms of overlooking. The proposed windows would be of a matching style and material as other windows present elsewhere within the property and will thus not harm the character of the host building or of the wider Chalcot Estate area.

It is considered that the proposed second and third storey side windows are

acceptable in terms of design and location and would not have any negative impacts on neighbouring amenity in terms of overlooking.

As such, the proposed development is in general accordance with policies A1, CC1 and D1 of the Camden Local Plan 2017, as well as with the London Plan 2021 and the National Policy Planning 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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

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

Daniel Pope
Chief Planning Officer