

Application ref: 2023/0953/P  
Contact: Duty Determination Team  
Tel: 020 7974 XXXX  
Email:  
Date: 25 April 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)

**PROFICIENCY LTD**  
31 Fortune Green Rd,  
West Hampstead,  
NW6 1DU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**2nd Floor Flat**  
**135 King Henry's Road**  
**London**  
**Camden**  
**NW3 3RD**

Proposal:  
Rear dormer extension and new rooflights to side roof slopes.

Drawing Nos: Location Plan; Existing Plans, Section & Elevations, dwg. 01, Jan 2023;  
Proposed Plans & Section, dwgs. 2023-1-01 rev A and 2023-1-02 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 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Location Plan; Existing Plans, Section & Elevations, dwg. 01, Jan 2023;  
Proposed Plans & Section, dwgs. 2023-1-01 rev A and 2023-1-02 rev A.

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.

- 4 The dormer shall be constructed with lead and tiles, as detailed on the approved plans.

Reason: To safeguard the appearance of the premises, street and the character and appearance of the conservation area, in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The rooflights hereby approved shall be conservation grade rooflights (not project above the roofslope).

Reason: To safeguard the appearance of the premises, street and the character and appearance of the conservation area, in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The proposal involves extending the existing building at roof level, involving the construction of a new dormer on the rear elevation, to form a new third floor as an extension to the existing second floor flat. The third floor would accommodate a bedroom and bathroom. New rooflights are also proposed on the side roofslopes. The rooflights on the front elevation were removed from the proposal under revised plans.

In terms of design and impacts on the Elsworthy Conservation Area and wider neighbourhood and streetscape character, the dormer is designed to respect

the form and proportions of the host building, specifically the existing roof. The dormer would be subordinate to the roof form and would only be seen from the rear of the building. A condition would ensure the dormer is constructed in lead and tiles, as detailed on the drawings, thereby minimising impact to the host building and conservation area. There would be no change to the building's street facing elevation and the rooflights to the side roofslopes would have limited visibility. The impact would be further mitigated with a condition requiring them to be conservation grade rooflights (flush with the roofslope).

Overall, the proposed development is in keeping with the character and appearance of the host building and the Elsworthy Conservation Area, preserving the significance of the conservation area.

Any additional overshadowing over neighbouring properties as a result of the proposed dormer, would be minimal due to the scale of the dormer and separation distance from adjacent properties. The dormer window would have a similar alignment as the existing windows on the lower floors of the building's rear elevation. Therefore, any overlooking from the new third floor bedroom would be commensurate to the existing situation. Furthermore, the dormer window would be associated with a bedroom, where persons using this space generally seek their own privacy. There would be no demonstrable harm to amenity overall.

No objections have been received and the CAAC raised no objections.

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.

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.

- 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.


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>.

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 written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer