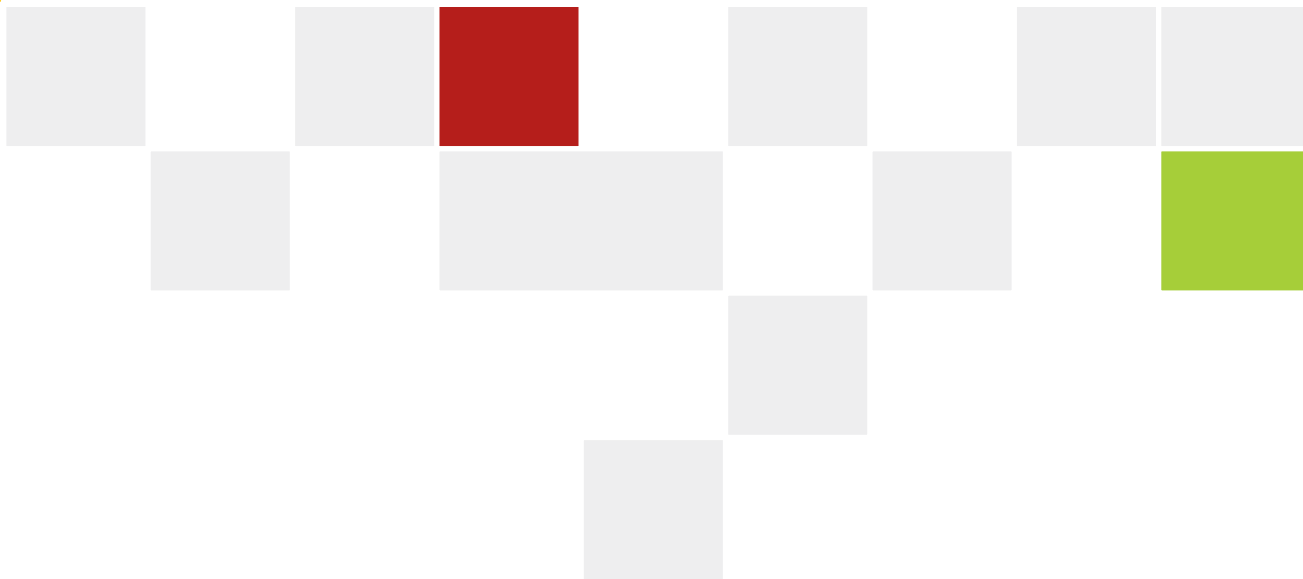


# 133 King Henry's Road, Camden

Planning Statement



# Boyer

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# 1. INTRODUCTION

1.1 This Planning Statement is submitted in support of a planning application for a single storey rear extension to the lower ground flat at 133 King Henry's Road, London, NW3 3 RD; ('the Site').

1.2 The proposed description of development is:

*"The erection of a single storey rear extension and associated external alterations"*

1.3 The property is divided into four flats; the proposals relate to the lower ground floor flat. The proposals seek to extend the lower ground flat, which has sole access to the rear garden, in order to maximise and improve the quality of accommodation for the residents. The proposed single storey rear extension will allow for the addition of a third bedroom to the existing two-bedroom property. The proposed extension will also allow the layout to be reconfigured to provide a large kitchen / dining / living area that opens out onto the garden, which will significantly improve the overall living space.

1.4 The proposals also involve a number of alterations to the property comprising:

- Relocation of front door to create an entrance hall;
- Replacement double glazed timber sash windows; and
- Rendering of the side extension.

1.5 A detailed analysis has been undertaken of the host building and the surrounding area in order to gain a thorough understanding of the local context. As a result, the rear extension has been carefully designed to be sympathetic to the existing building; it is proportionate in terms of size and scale and it conforms with the comparable extensions in the surrounding area. The rear extension has also been sensitively designed to ensure that it respects the existing trees in the garden.

1.6 This Planning Statement examines the proposals against Camden's Local Plan policies and other material considerations relevant to the consideration and determination of the application. This statement is structured as follows:

- Section 2 – describes the site and surrounding context;
- Section 3 – sets out the planning history of the site and nearby properties;
- Section 4 – provides an overview of regional and local planning policy and guidance relevant to the proposed development;
- Section 5 – provides an assessment of the proposals against the provisions of the Development Plan and other material considerations;
- Section 6 – provides a summary and conclusion.

1.7 The following documents are submitted to support the planning application:

- Planning application form – prepared by Boyer
- Planning Statement – prepared by Boyer
- Full set of existing and proposed drawings – prepared by CCASA Architects
- Design and Access Statement – prepared by CCASA Architects
- Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) – prepared by Crown Tree Consultancy.

## 2. SITE AND SURROUNDING AREA

- 2.1 The Site is located on King Henry's Road; the street is characterised by Victorian semidetached villas on the South side and the Chalcots Estate properties on the North side. The street consists primarily of residential buildings, with the London Marriott Hotel situated at the Western end of the street. No. 133 is situated towards the Western end of the street, near to the Junction with Lower Merton Rise.
- 2.2 133 King Henry's Road is a detached property, comprising four storeys/ flats (lower ground and three above). The entire property is in residential use (Class C3). It is a Victorian villa built of yellow brick and the front façade has decorative render with white key stones above the sash bay windows and doorframe.
- 2.3 At the front of the property is the front garden consisting of stairs leading up to the entrance of the building at ground floor, low hedges and a tree which is covered by a tree protection order. To the side of the building is a set of stairs leading down to the entrance of the lower ground floor garden flat. The lower ground flat has two bedrooms and two bathrooms.
- 2.4 The rear garden is long and generously sized at 375sqm with a timber shed at the back of the garden, measuring approximately 6.26 sqm. There are several established, mature trees towards the end of the garden and around the garden's borders which are detailed in full in the Arboricultural Impact Assessment. The ground floor flat has sole access to the garden.
- 2.5 The building is not statutorily or locally listed nor are there any in the nearby vicinity, but it is located within Elsworthy Conservation Area. The Elsworthy Road Conservation Area Appraisal and Management Strategy (2009) sets out that the property is a positive contributor within the local area. Within this strategy, it describes King Henrys Road as a street consisting of Victorian villas which are relatively uniform in terms of bulk, massing and design. The frontages are typically set back from the street with stairs to the entrance of the building, with smaller front gardens and extensive back gardens.
- 2.6 The surrounding land use consists primarily of low- density, detached residential buildings. The property is located North of Primrose Hill and is approximately seven minutes' walk from Swiss Cottage station and fifteen minutes from Chalk Farm. The site has a Public Transport Accessibility Level (PTAL) ranking of 4 where 6a is the best and 1 is the worst. It is located within Flood zone 1, which is the lowest risk of flooding.

### 3. PLANNING HISTORY

#### History of the Site

- 3.1 There have numerous tree works applications relating to a tree in the front garden which is covered by a TPO (Tree Protection Order).
- 3.2 Additionally, an application for the “*Erection of outbuilding in rear garden*” was approved on 4<sup>th</sup> April 2023 (2023/0696/P).

#### Relevant Local Planning History

- 3.3 Along King Henry's Road there are many rear extensions, the table below outlines some of the recent relevant applications:

Address	Reference	Description	Decision
3 King Henry's Road London NW3 3QP	2022/1225/P	Erection of a single storey ground floor extension and replacement of the existing doors all to the rear at first and second floor level.	Permission Granted 05-08-2022
151 A King Henry's Road London NW3 3RD	2021/5041/P	Demolition of existing conservatory and erection of single storey rear extension, facade alterations and erection of a dormer window on each of the front and rear roof slope.	Permission Granted 18-03-2022
131 King Henry's Road London NW3 3RB	2020/5917/P	Erection of a double storey side extension, single storey rear extension with terrace above, installation of a bin store enclosure in front garden area.	Permission Granted 20-08-2021
34 A King Henry's Road London NW3 3RP	2019/6332/P	Erection of single storey rear, side and front extensions at lower ground floor level.	Permission Granted 19-02-2020
141 Basement Flat King Henry's Road London NW3 3RD	2018/4204/P	Rear extension to ground floor flat, installation of two new timber sash windows and demolition of existing conservatory.	Permission Granted 2018/4204/P



151 B King Henry's Road London NW3 3RD	2017/1916/P	External alterations including erection of single storey rear extension at lower ground floor level and removal of existing side infill extension.	Permission Granted 20-06-2017
71A King Henry's Road London NW3 3QU	2013/1026/P	Erection of single-storey rear and side lower ground floor level extension, alterations to fenestration at lower ground floor level, and replacement fence and gate to side passageway all in connection with existing residential flat (Class C3).	Permission Granted 11-04-2013
143A King Henry's Road London NW3 3RD	2012/0070/P	Erection of a single storey rear extension with roof lights (Class C3)	Permission Granted 05-03-2012
137A King Henry's Road London NW3 3RD	2009/2298/P	Erection of a side and rear extension to existing garden flat.	Permission Granted 10-08-2009

- 3.4 The numerous cases of rear extensions along King Henry's Road demonstrates that the Council are broadly supportive of homeowners extending their properties. Along the portion of the road in which No.133 is located, all of the properties (91-157) have rear extensions, aside from property 133. The majority of these extensions have a traditional design which replicates the canted bay above, although there are also examples of more modern designs along the terrace with a large proportion of glazing, including No. 129 and No. 137.
- 3.5 Of key significance is the recent permission for a rear extension at 131 King Henry's Road (adjacent to the Site). The Officer's Report concluded that the rear extension was appropriate because it would *'remain visually subordinate at lower ground floor level'* and would be constructed with materials that complement the host building. As a result of this recent permission, No.133 has become the only property along this stretch of King Henry's Road without a rear extension. This demonstrates the acceptability of rear extensions in principle within the Elsworth conservation area; the development of a rear extension would be in keeping with the current building line and the surrounding streetscape. This extension is now under construction, as confirmed by the photos within the DAS.
- 3.6 Considering the similarities between this proposal and the numerous approved applications located within very close proximity to the Site, it is considered reasonable for the Council to remain consistent in this assessment that the principle of a sensitively designed rear extension in this location is acceptable.

## 4. PLANNING POLICY CONTEXT

- 4.1 All applications for planning permission must comply with the development plan unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 4.2 The statutory development plan for Camden consists of the London Plan (2021) and the Camden Local Plan (2017).
- 4.3 There are also several other documents that are considered material considerations within the determination of planning applications. These include the National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG), the London Plan Guidance (LPG) and the Camden Supplementary Planning Documents (SPDs).

### **National Planning Policy**

#### *National Planning Policy Framework (NPPF) (2023)*

- 4.4 The National Planning Policy Framework was updated in September 2023 by the Ministry of Housing, Communities and Local Government. The document outlines the government's strategic social, environmental and economic planning policies and outlines the overarching purpose of the planning system to promote sustainable development.
- 4.5 The NPPF advises that the primary objective of development management is to adhere to the delivery of sustainable development and avoid hindering or preventing future development.
- 4.6 In terms of the Development Plan, the NPPF has not changed its statutory status as the initial point for decision making. However, the NPPF outlines guidance for local planning authorities for the creation of local plans and constituting a material consideration when determining applications.
- 4.7 Chapter 11 of the NPPF relates to making an effective use of land. Within this, Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.8 Chapter 11 also sets out that to conform with the presumption in favour of sustainable development proposals that accord with an up- to- date development plan should be approved without delay.
- 4.9 Chapter 12 of the NPPF refers to achieving well-designed places. Paragraph 126 states that good design is a fundamental component of sustainable development. Expanding on this, Paragraph 130 states that planning policies and decisions should ensure that developments; contribute to the overall quality of the area, are visually attractive, are sympathetic to the local character and history of the surrounding area, establish or maintain a strong sense of place, optimise the potential of the site, and create safe, inclusive and accessible places.

- 4.10 Chapter 16 relates to conserving and enhancing the historic environment. Paragraph 194 requires applicants to describe the significance of any affected heritage assets, including the contribution made by their setting. Paragraph 199 notes that great weight should be given to the asset's conservation, which is irrespective of any potential harm amounts of substantial harm, total loss or less than substantial harm to its significance.

### **Regional Planning Policy**

#### *London Plan (2021)*

- 4.11 The London Plan constitutes the strategic policy context for London over the next 20-25 years. The plan forms part of the statutory development plan for London and local plans must be in 'general conformity' with the London Plan. Its key themes are economic development, social development, and the improvement of the urban environment.
- 4.12 Policy D3 'Optimising site capacity through the design-led approach' sets out the need for development proposals to enhance the local context by responding positively to local distinctiveness and having regard to the existing and emerging street hierarchy, building types, forms, and proportions.
- 4.13 Policy D6 'Housing quality and standards' states that housing development should be of high-quality design; including maximising the provision of dual aspect dwellings and providing sufficient daylight and sunlight.
- 4.14 Policy HC1 'Heritage conservation and growth' outlines that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

### **Local Planning Policy**

#### *Camden Local Plan (2017)*

- 4.15 Camden's Local Plan constitutes the framework for planning decisions and future development in Camden covering the period 2016-2031.
- 4.16 The Local Plan aims to address the social, economic and environmental concerns in the borough, intending to reduce inequality, improve health and wellbeing, stimulate and harness economic growth and investing in communities to ensure sustainable neighbourhoods. The relevant policies of the Local Plan are listed below:
- Policy H3 Protecting existing homes
  - Policy H6 Housing choice and mix
  - Policy H7 Large and small homes
  - Policy D1 Design
  - Policy D2 Heritage
  - Policy A1 Managing the impact of development

*Supplementary Planning Documents*

4.17 Camden has a number of SPDs which provide additional guidance for development in the borough. The relevant SPDs are listed below:

- Housing (2021)
- Amenity (2021)
- Design (2021)
- Home Improvements (2021)
- Elsworthy Conservation Area Appraisal (2009)

## 5. ASSESSMENT OF PROPOSALS

- 5.1 This section of the Planning Statement assesses the proposed development against the adopted planning policies, demonstrating that the proposed development complies with Camden's planning policy.

### **Principle of Development**

- 5.2 Camden has a number of policies within the Local Plan which seek to deliver high quality housing across the Borough. Policy G1 (Delivery and location of growth) of the Local Plan supports development "that makes the best use of its site" and seeks to create high quality development. The proposal maximises the site by enhancing the standard of accommodation at 133 King Henry's Road through the provision of increased space for the residents of the property.
- 5.3 It is intended that the proposed rear extension will allow for the addition of a third bedroom to the existing two-bedroom flat property. In line with Policy H7 of the Local Plan, the proposed extension will contribute to meeting the priorities outlined in the Dwelling Size Priorities Table as the greatest requirement for market housing is for two and three-bedroom homes. The proposal will deliver an increase in family sized accommodation to the housing stock in Camden. The additional bedroom will be very beneficial for the homeowners, allowing them to accommodate for their growing family.
- 5.4 In terms of design, the rear extension will be built with the highest quality, sustainable materials, in accordance with Policy G1. The design principles will be discussed in more detail below.
- 5.5 Additionally, Camden has a Supplementary Planning Document (SPD) relating to home improvements (2021), providing information about how individuals can adapt and improve their homes according to their needs. The document outlines specific guidance on planning for extensions and alterations, demonstrating the Council's support for extensions in principle, subject to design, scale and massing.
- 5.6 As illustrated in Section 3, King Henry's Road has become recently characterised by rear extensions. Similar applications for rear extensions have been approved under the current development plan. Given the similar context and proximity of these permissions, the principle for the construction of rear extensions in this area has been established.

### **Design, Scale and Massing**

- 5.7 The significance of ensuring good design is outlined within all levels of planning policy. Both the NPPF and the London Plan state that it is a key principle of sustainable development. Supporting paragraphs of Policy D1 of Camden's Local Plan refer to the expectation of sustainable design and construction, emphasising the importance high quality design which is durable over time. This Policy states that all development should respect the local character of the area, preserve the historic environment and adhere to sustainable design principles.

- 5.8 The supporting text of Policy A2 (Open Space) of the Local Plan states that “we will resist development that occupies an excessive part of the garden, and the loss of garden space which contributes to the character of the townscape”. The proposals ensure compliance with this Policy; the garden is very large at approximately 213sqm, as such the proposed 62.16sqm (GIA Area) rear extension will only occupy approximately 20% of the garden. In accordance with Policy A2, the majority of the garden will remain undeveloped, therefore the proposed rear extension will not detract from the open character of the garden. Additionally, as mentioned in Section 3, there are several rear extensions along King Henry's Road and the scale of the proposals are in line with the recent permission for a rear extension no.131. As such the proposals complement the surrounding area, in compliance with Policy D1 of the Local Plan, and therefore should be considered acceptable in terms of scale and size.
- 5.9 Camden's Home Improvements Guidance Document (2021) expands on the design requirements for rear extensions. It sets out the need for extensions to be subordinate to the existing building, outlining the need for the extension to be carefully scaled and preserving the retention of a reasonably sized garden. In terms of architectural design, the guidance refers to the need for extensions to use materials which are sympathetic to the existing building where possible, respecting the original design and architectural features.
- 5.10 In line with the above guidance, the high-quality design and scale of the rear extension will constitute a modest and sensitive addition to the existing property, respecting the character and appearance of both the host building and the Conservation Area. To ensure that the rear extension harmonises with the host building, the proposal will replicate the traditional bay window configuration from the host building and the materials will be similar to the host building, primarily comprising of exposed brickwork to the rear and render to the front. In regard to scale, the rear extension has been designed to be of a similar height to the extensions at the neighbouring properties and will ensure that it appears subservient to the host building.
- 5.11 There are some minor alterations proposed to the main property. New timber sash double glazed windows will be implemented to the front of the main property next to the side entrance; these will replicate the style of the original windows. It is also proposed to relocate the position of the front door to create an entrance hall and to render the existing side extension to match the host building.
- 5.12 A full design narrative and rationale is provided within the DAS. This document demonstrates that the proposed rear extension complies with the requirements of Policy D1 and the supplementary planning documents and is appropriate for the site and the surrounding area.

### **Heritage and Conservation**

- 5.13 As the Site is located within the Elsworthy Road Conservation Area, a review of the relevant conservation and heritage policies is required.
- 5.14 The NPPF has a presumption in favour of sustainable development and aims to protect and enhance heritage assets, with Paragraph 194 stating that applications need to detail the significance of any heritage assets affected by a development proposal.

- 5.15 Policy D2 (Heritage) of the Local Plan states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings including conservation areas. The Council will not permit substantial harm to a designated heritage asset unless it can be demonstrated that substantial public benefit is gained as a result.
- 5.16 The Elsworthy Road Conservation Area Appraisal (2009) requires extensions to existing buildings to be carefully considered. Extensions should be subsidiary to the existing building and not detract from its character by becoming over dominant. It also states that a historic approach which is attentive to detail and retains original features of the host building is encouraged.
- 5.17 In accordance with the above policy, the rear extension provides a sympathetic addition to the property, using a combination of exposed brickwork and render which complements both the existing building and the surrounding buildings. Additionally, the proportions and scale have been well informed to ensure that the extension is subordinate to the host building and the Conservation Area.
- 5.18 As mentioned in Section 3, along this stretch of King Henry's Road there are several rear single storey extensions, therefore it is evident that the principle of rear extensions does not compromise the significance of the Conservation Area. Additionally, given that the proposed rear extension cannot be seen from the street scene it will have very limited impacts on the Conservation Area, in accordance with Policy D2.
- 5.19 Overall, the proposal will have very limited visibility from public view and the materiality will ensure that the rear extension constitutes a discreet addition to the existing property. As such, the proposed rear extension will not cause any harm to the Elsworthy Road Conservation Area.

#### **Amenity of Neighbouring Occupiers**

- 5.20 Policy A1 (Managing the impact of development) of the Local Plan outlines how proposals should manage the impact of development. The Council will consider the visual impact, sunlight, daylight and overshadowing, transport impacts and, among other things, noise and vibration levels. Guidance on the impact on neighbouring amenity is also outlined in the Home Improvements Guidance Document.
- 5.21 The scale and design of the rear extension is such that it will not cause any adverse impact upon the amenity of neighbouring residents. As mentioned in the DAS, the impact of the rear extension on the other flats in the property is minimal and will not restrict their views of the garden. Additionally, the existing balcony of the flat at ground floor will be retained in its current location above the new rear extension. In line with Policy A1, due to the location, size and design of the proposal there will be no adverse impacts on the neighbouring properties: no.135 and 131.
- 5.22 With regards to visual impact, the provision of a green roof and the exposed brickwork will create a discreet appearance and attractive outlook for neighbouring residents, including the flats above.

5.23 Overall, the modest scale of the rear extension when considered in context with the remainder of the rear garden (80% of garden remains undeveloped), ensures that it will not cause any overshadowing, loss of daylight and sunlight or privacy to the neighbouring properties on King Henry's Road. The proposed rear extension has been sympathetically designed in relation to its context, maintaining a reasonable relationship between neighbouring occupiers in accordance with Policy A1 of the Local Plan.

### **Trees and Landscaping**

5.24 Policy A3 (Biodiversity) of the Local Plan states that the Council will support applications which protect existing trees and seek to provide additional trees. Where trees are removed due to development, replacement trees are required.

5.25 As discussed, there are a number of trees in the garden and in the surroundings which have been taken into account when designing the rear extension. These are detailed in full in the AIA, prepared by Crown Tree Consultancy. In order to enable development, it is proposed to remove one tree and two small specimens from the rear garden. The tree to be removed is a category C tree which is considered to have a low amenity value, meaning that its removal will not have a significant impact on local visual amenity. A replacement tree is proposed to mitigate against the loss of this tree in accordance with Policy A3.

5.26 There will be no building foundations to be installed within Root Protection Areas. Whilst there will be a new terrace above the RPA of one tree, the Tree Report sets out the proposed methodology for installing the terrace to minimise any harmful impacts on this tree.

5.27 The AIA concludes that provided that suitable protection measures and mitigation planting are implemented there are no arboricultural reasons why the proposal should not be accepted. As such, the proposals will comply with Policy A3.

### **Sustainability**

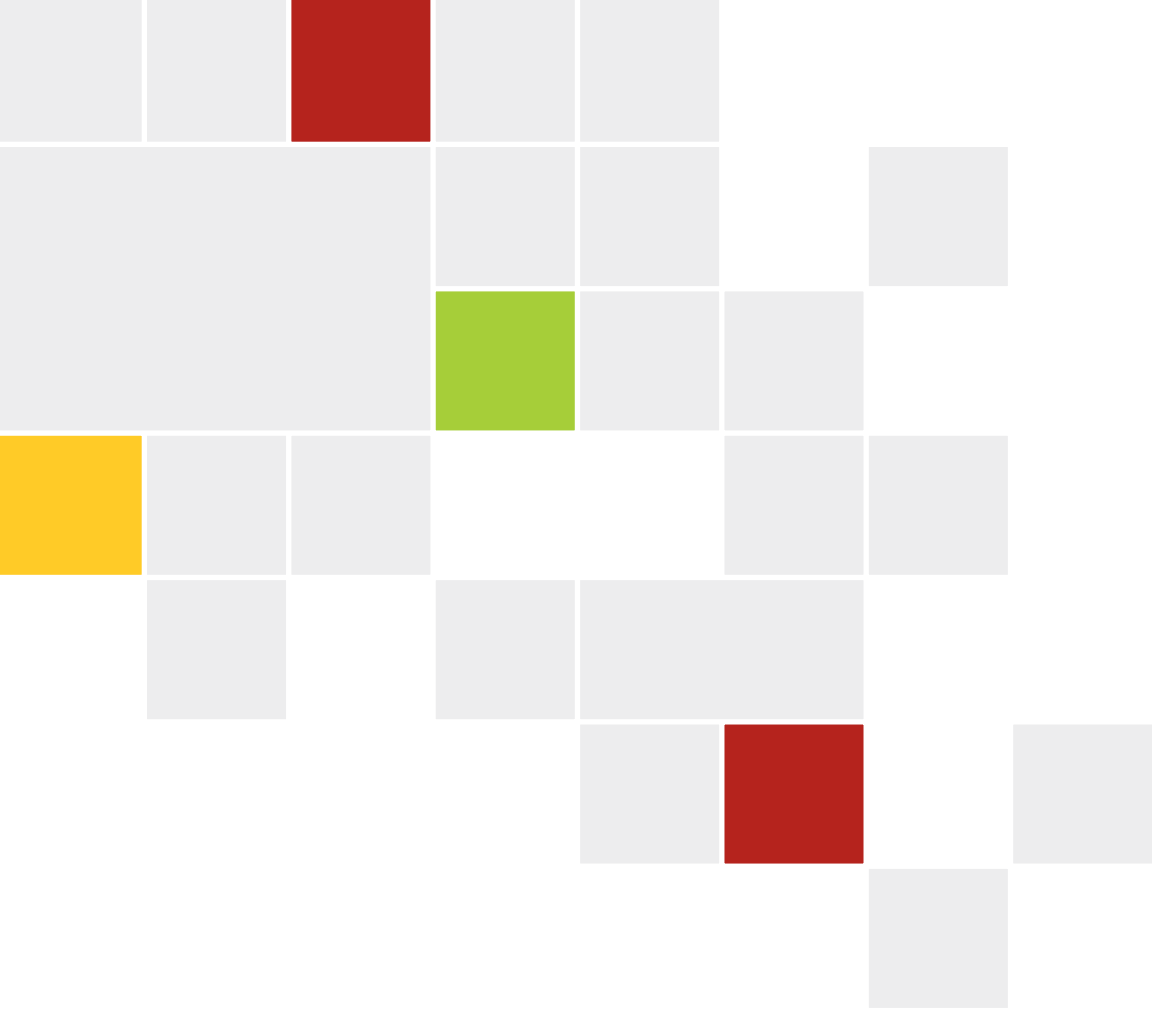
5.28 In compliance with Policy DCC2 'Adapting to climate change', the rear extension has been designed to adhere to sustainable design principles, this includes the provision of a green roof which will reduce surface run-off and prevent pollutants. Additionally, recyclable materials will be utilised where possible, and blinds to the south, east & west elevations may be provided to assist in compliance with solar gains.



## 6. CONCLUSION

- 6.1 This Planning Statement is submitted in support of a planning application for the erection of a rear extension to provide enhanced living space (including an additional bedroom and the formation of an open plan living area) to the lower ground floor garden flat at No 133 King Henry's Road.
- 6.2 The proposals will enhance the quality of accommodation at the Site by providing an additional bedroom and better quality living space. The property will become a three-bedroom house which is able to accommodate for the expanding family's needs and deliver an increase in family sized accommodation to the housing stock in Camden.
- 6.3 The proposed rear extension is modest in scale and located in a manner which will not adversely affect the character or appearance of Elsworth Road Conservation Area, nor will it harm the amenity of neighbouring residents. The rear extension has been sensitively designed, using high-quality sustainable materials which complement the existing building and surrounding buildings.
- 6.4 As illustrated in the Arboricultural Impact Assessment, the proposal will not have any adverse impacts on arboriculture, provided that suitable protection measures and mitigation planting are implemented. Full details of these measures are provided in the Arboricultural Method Statement and will ensure that trees within the Site and in surrounding gardens are protected during construction works.
- 6.5 The proposals have been fully assessed in regards to national, London-wide and local planning policies. For the reasons set out in the statement, the proposals are considered to be compliant with these policies and it is therefore respectfully requested that this application is approved without delay.





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