

Application ref: 2023/3130/P
Contact: Sam Fitzpatrick
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Date: 2 February 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
44/44a King Henry's Road
London
NW3 3RP

Proposal:

Alterations to front and rear elevations including installation of new and replacement windows and doors and erection of external staircase to rear. Installation of air source heat pumps to side elevation and solar PV panels to flat roof. Associated external works including paving and fencing to garden.

Drawing Nos:

Cover letter (prepared by Gerald Eve, dated 31/07/2023); Design and Access Statement P2 (prepared by Colman Architects, dated July 2023); 22027/P(--)001 P2; 22027/P(--)005 P2; 22027/L(--)009 P1; 22027/P(--)010 P1; 22027/P(--)11 P1; 22027/L(--)012 P1; 22027/P(--)013 P1; 22027/P(--)020 P1; 22027/P(--)021 P1; 22027/P(--)022 P1; 22027/P(--)030 P1; 22027/P(--)105 P1; 22027/L(--)109 P2; 22027/P(--)110 P3; 22027/P(--)111 P1; 22027/P(--)112 P1; 22027/P(--)113 P1; 22027/P(--)200 P2; 22027/P(--)201; P1; 22027/L(--)202 P3; 22027/P(--)300 P3; 22027/P(--)205 P2; 22027/P(--)140 P2; Noise Report 27505.PCR.01 (prepared by KP Acoustics, dated 01/11/2023); Air Source Heat Pump Specification Sheet.

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:

Cover letter (prepared by Gerald Eve, dated 31/07/2023); Design and Access Statement P2 (prepared by Colman Architects, dated July 2023); 22027/P(--)001 P2; 22027/P(--)005 P2; 22027/L(--)009 P1; 22027/P(--)010 P1; 22027/P(--)11 P1; 22027/L(--)012 P1; 22027/P(--)013 P1; 22027/P(--)020 P1; 22027/P(--)021 P1; 22027/P(--)022 P1; 22027/P(--)030 P1; 22027/P(--)105 P1; 22027/L(--)109 P2; 22027/P(--)110 P3; 22027/P(--)111 P1; 22027/P(--)112 P1; 22027/P(--)113 P1; 22027/P(--)200 P2; 22027/P(--)201; P1; 22027/L(--)202 P3; 22027/P(--)300 P3; 22027/P(--)205 P2; 22027/P(--)140 P2; Noise Report 27505.PCR.01 (prepared by KP Acoustics, dated 01/11/2023); Air Source Heat Pump Specification Sheet.

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 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the occupation of the development hereby permitted, the window to the side elevation of the building that serves the ensuite bathroom at basement level, as labelled on drawing 22027/L(--)202 P3 shall be fitted with obscure glass and be non-opening, and the window shall be retained as such for the duration of the development.

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

- 5 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 6 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of Policies A1 and A4 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 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.
- 3 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>.

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