

Application ref: 2023/5090/P
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Date: 6 March 2024

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

Phone: 020 7974 4444

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

felix db limited
12 Chichester Road
London
NW6 5QN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
118 King Henry's Road
London
NW3 3SN

Proposal:
Replacement of garage door with window to front elevation and alterations to rear fenestration

Drawing Nos: FDB-118K A001, Existing drawings A101, A102, A104, A301, A302, A304, A401, A402, A501; proposed drawings (dated 12/01/2024) FDB-118KHR A201, A202, A204, A306, A307, A308, A403, A404, A405, A502

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:

FDB-118K A001, Existing drawings A101, A102, A104, A301, A302, A304, A401, A402, A501; proposed drawings (dated 12/01/2024) FDB-118KHR A201, A202, A204, A306, A307, A308, A403, A404, A405, A502

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.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for an alteration to the front elevation of the property to remove the existing garage door and replace it with a window. The application site is located within the Chalcots Estate which dates from the 1960's. The site contains a two-storey end-terrace residential property. The subject property is not located within a conservation area and the host building is not listed. The building is located opposite the Elsworthy Conservation Area.

This application proposes to remove the existing garage door to convert the existing car parking area into habitable space. These works would usually be considered permitted development, but in a condition imposed on the planning permission for the construction of the original residential estate specifically restricts the conversion of garages. The door would be replaced with a window in a material and design to match those visible to the front of other properties in the local area. Other windows and doors to the front and rear of the property would be replaced with proposed replacements matching the design and materiality of the existing house as appropriate, for example by installing aluminium-framed window.

The proposals would not detract from the character and appearance of the local area or the conservation area opposite the site. The development is therefore acceptable in terms of its design, conservation and amenity impacts, and for all other reasons, including transport terms as a vehicle could still be parked on the front driveway.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the nearby Elsworthy Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections have been received prior to making this decision. 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 London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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.

- 4 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).

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 2023.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer