Application ref: 2023/5117/P
Contact: Edward Hodgson
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Date: 22 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

Boyer Planning
2nd Floor
24 Southwark Bridge Road
London
SE1 9HF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Lower Ground Floor Flat
133 King Henry's Road
London
NW3 3RD

Proposal:
Erection of single storey rear extension at lower ground floor, new windows to front and side elevations and new front door
Drawing Nos: Site Location Plan ST-02 rev 00; LP-01 01, LP-02 01, EX-01 01, EX-02 01, EX-03 01, EX-04 01, EX-05 01, EX-06 02, EX-07 01, EX-08 00, PA-01 06, PA-05 04, PA-03 04, PA-04 04, PA-05 04, PA-06 04, PA-08 04, PA-09 01, PA-10 00, PA-02 06, PA-07 05, Planning Statement, Arboricultural Report (Crown Tree Consultancy 29/11/2023), Arboricultural Method Statement (Crown Tree Consultancy 29/11/2023), CCL 10812 / TCP Rev: 2, Tree Schedule, Green Roof Maintenance Scheme (CCASA Architects 28/02/2024),

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:

Site Location Plan ST-02 rev 00; LP-01 01, LP-02 01, EX-01 01, EX-02 01, EX-03 01, EX-04 01, EX-05 01, EX-06 02, EX-07 01, EX-08 00, PA-01 06, PA-05 04, PA-03 04, PA-04 04, PA-05 04, PA-06 04, PA-08 04, PA-09 01, PA-10 00, PA-02 06, PA-07 05, Planning Statement, Arboricultural Report (Crown Tree Consultancy 29/11/2023), Arboricultural Method Statement (Crown Tree Consultancy 29/11/2023), CCL 10812 / TCP Rev: 2, Tree Schedule, Green Roof Maintenance Scheme (CCASA Architects 28/02/2024)

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

4   Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the approved Arboricultural Method Statement Crown Tree Consultancy 29/11/2023), and Tree Protection Plan within the approved Arboricultural Report (Crown Tree Constultancy 29/11/2023),. The protection measures shall remain in place for the duration of works on site and shall be carried out in line with the recommendations made in the method statement, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 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.

4   Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

Daniel Pope
Chief Planning Officer