

Application ref: 2024/0687/P  
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Date: 30 April 2024

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

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Matheson Whiteley  
29 Berkeley Road  
London  
N8 8RU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**25 King Henry's Road**  
**London**  
**NW3 3QP**

Proposal: Alterations to existing windows and doors at ground and lower ground on front and rear elevation and installation of new external staircase to rear

Drawing Nos: Site Location Plan 001 P2, 100 P2, 101 P2, 300 P2, 301 P2, 302 P2, 303, 110 P2, 311 P3, 312 P3, 111 P3, 313 P2

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 001 P2, 100 P2, 101 P2, 300 P2, 301 P2, 302 P2, 303, 110 P2, 311 P3, 312 P3, 111 P3, 313 P2

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 The approved privacy screen shall be retained for the duration of the development.

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

Informative(s):

- 1 Reasons for granting permission:

The proposals involve various alterations to the front and rear of the property at lower ground and ground floor levels. The application site is neither listed nor location in a Conservation Area.

To the front elevation, existing UPVC and metal framed windows would be removed, and the openings infilled with stucco to match the finish on the lower ground floor. This would involve the removal of non-original window frames and the stucco would be an appropriate finish for this part of the property. The other windows on the front would be replaced with timber framed double glazed which are acceptable for use on the historic property.

To the rear, the existing doors and windows at lower ground and ground floors would be updated with new timber doors, windows and side panels within existing openings. An existing door on the rear extension would be bricked up. These works are considered to be minor and would not greatly alter the appearance of the property. Timber is considered an appropriate material for use on the historic building.

A new external staircase is proposed to provide access from the existing ground floor terrace to the garden at lower ground. Black metal is considered an appropriate material for the building and the staircase would have limited visibility. Given its siting, scale and design, it is considered acceptable.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The existing privacy screen would be extended to the top of the staircase with timber trellis in order to limit overlooking into neighbouring windows. A compliance condition is attached requiring this screening to be retained for the duration of the development.

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

and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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).
- 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 2023.

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