

Application ref: 2024/1191/P
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Date: 19 June 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

PDS Architecture Ltd
36 Collins Drive
Reading
RG6 5AD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

114 King Henry's Road
London
NW3 3SN

Proposal:

Erection of single-storey roof extension to form second level including two roof lights;
installation of PV solar panels on main flat roof.

Drawing Nos: (Prefix A0124-) A001, A002, A003 rev B, A004 rev B, A006 rev B, A010
rev B, A011 rev B, A102 rev D, A103 rev C, A104 rev C, A105 rev D, A106 rev D, A110
rev C, A111 rev A, A112 rev A, Design and Access Statement rev A

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:

(Prefix A0124-) A001, A002, A003 rev B, A004 rev B, A006 rev B, A010 rev B, A011 rev B, A102 rev D, A103 rev C, A104 rev C, A105 rev D, A106 rev D, A110 rev C, A111 rev A, A112 rev A, Design and Access Statement rev A

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 flat roof of the rear wing shall not be used as a roof terrace, sitting area, or any other amenity space and only be accessed for maintenance purposes.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single-storey roof extension is considered acceptable in height, massing, and design and would result in a proportionate addition that would not cause harm to the character and setting of the host and neighbouring properties. The extension would encompass the majority of the footprint of the existing dwelling, aside from the existing two storey side wing, which is consistent with approved roof extensions on neighbouring buildings in the immediate area.

Along the front elevation the fenestration would be replicated, utilising matching windows, render, and treated timber detailing. At ground floor level, an existing entrance porch canopy is proposed to be removed and replaced with one of a more appropriate design, which is acceptable. At the rear, the fenestration and materiality will also match that of the lower levels, aside from a large bi-pane window facing to the rear. A condition has been added to prohibit the use of the rear wing flat roof as a terrace, in order to protect the amenity of neighbouring residential occupiers.

At roof level the proposed parapet will be finished in matching render, resulting in a cohesive design which replicates the original form as well as that of neighbouring dwellings. Three rooflights are proposed at roof level, which will not be visible due to the proposed parapet. A set of PV solar panels are also proposed, which is welcomed and will improve the sustainability of the dwelling. Due to the parapet, these will not be visible from the public realm and are therefore acceptable.

The original application included the installation of an air conditioning unit on the proposed flat roof, which has since been omitted from the proposed plans.

Given the scale, location, and massing of the proposed roof extension, it is not anticipated to create any negative impacts to neighbouring residential occupiers with regards to loss of daylight/sunlight, outlook, or privacy.

Within the design and access statement the agent has stated as to how this applies against permitted development rights. However, a full Planning Application has been submitted and therefore it has been assessed against our planning policies.

No comments were received following statutory consultation. 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 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.
- 4 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.
- 5 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 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer