

**Flat 2, 99 King Henry's Road, NW3 3QX**  
**Design, Access and Heritage Statement: Ref: 1133-AP2-DAH**

20th June 2024  
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## **1.0 Introduction**

This document supports and justifies a planning application submitted to The London Borough of Camden Planning Authority for a rear balcony to the Upper Ground Floor flat.

It builds on the flat roof of a permitted rear extension ref: 2023/2649/P (29<sup>th</sup> May 2024) to the Lower Ground Floor flat. This is shown in orange on the drawings accompanying this Application.



The proposed works are described in the following supporting documents:

### **Proposal drawings/information:**

1. 1133-AP2-01 Prop Site Plan
2. 1133-AP2-02 Prop UG Plan
3. 1133-AP2-03 Prop Front-Side Elevs
4. 1133-AP2-04 Prop Rear Elev-Sect A
5. 1133-AP2-D+A+H

### **Existing Drawings:**

1. 1133-S2-01 Extg Site Plan
2. 1133-S2-02 Extg UG Plan
3. 1133-S2-03 Extg Front-Side Elevs
4. 1133-S2-04 Extg Rear Elev-Sect A
5. 1133-S2-05 Location Plan
6. 1133-Photos

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**2.0 Description of Existing Building**

The property is not listed but is a positive contributor to the Elsworth Conservation Area. It is a four-storey semi-detached property which forms part of a group of properties of similar appearance on the southern side of King Henry's Road.



Google Satellite Views (NTS)

**3.0 Relevant Planning History**

- 3.1 **2023/2649/P:** Erection of single storey side and rear extension, replacement windows and erection of single storey rear outbuilding. Granted 29.05-24
- 3.1 **2021/3177/P:** Ground Floor 99 King Henry's Road London NW3 3QX. Granted 31-05-2022  
Proposed internal alterations to create an additional bedroom
- 3.2 **31250:** Change of use including works of conversion to form four self- contained flats. Granted 21-01-1981

**4.0 Appearance and Materials**

- 4.1 The proposed balustrade is to be in a traditional metal style.
- 4.2 The existing timber French doors are to be replaced to match exactly but be inward opening.

**5.0 Amenities**

- 5.1 The permitted (2023/2649/P) rooflights to the flat roof of the Lower Ground Floor flat below are opaque so overlooking from Flat 2 to Flat 1 is not an issue.
- 5.1 The surrounding houses/buildings all balconies so the acceptance of overlooking is well established:





Rear View of No.99

## **6.0 Impact on the Street Scene**

6.1 Situated at rear, the proposals will not be visible from the street.

## **7.0 Access**

7.1 Access to, from, and within the property will be unaffected by the proposals.

## **8.0 Sustainability**

8.1 The Proposals have no impact of the sustainability of the accommodation.

## **9.0 Refuse & Recycling**

9.1 The existing arrangement (to the front garden side path) will remain unaltered.

## **10.0 Conclusion**

The application proposals are in full compliance with the aims and objectives of the relevant The London Borough of Camden Planning Guidance. For these reasons we consider Planning Permission should be granted accordingly.