

Application ref: 2021/4370/P  
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Date: 30 September 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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David Rose  
8 Cross Street  
Hove  
BN3 1AJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**50 King Henry's Road  
London  
NW3 3RP**

Proposal:

Replacement of lower ground floor window with door and fixed glazed panels, new access steps, enlargement of existing window under front steps, all to front lightwell.

Drawing Nos: KHRP01; KHRP 02; KHRP 03; KHRP 04; Design and Access Statement dated 8/09/2021.

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:

KHRP01; KHRP 02; KHRP 03; KHRP 04; Design and Access Statement dated 8/09/2021.

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 lower ground floor level has a large window to front elevation. This is proposed to be replaced with a door and fixed side glazed panels, within the same opening maintaining its height and width. The proposed door and side panels would be constructed from soft wood with hardwood cill and timber sections will have traditional ogee profiles to match existing.

Paintwork will match other windows above. Due to the nature and location of the proposed alterations, it is likely that they would be screened from the street view and therefore not have a visual impact on the appearance of the building.

Modest metal steps are proposed in the lightwell to enable access of the front garden and provide second means of escape. There are no alterations to the front boundary wall as a result which is considered acceptable.

The proposed enlarged window of the bathroom at lower ground floor level, under front steps, would be screened from the streetscene and not impact the character and appearance of the host building.

The proposed changes, due to their modest nature and location at lower ground floor level would not result in a harmful impact to the character and appearance of the locally listed host building.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because the application was made before 2 April 2024.

As such, the proposed development is in general accordance with policies A1 and D1 of Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework.

- 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 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 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



Daniel Pope  
Chief Planning Officer