

**Flat 1, 99 King Henry's Road, NW3 3QX**

**Design, Access and Heritage Statement: Ref: 1133-AP3-D+A+H**

20<sup>th</sup> February 2025

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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 modifications to permitted Application ref: 2023/2649/P dated 29<sup>th</sup> May 2024 to a raise the party wall between this property and no.97 King Henry's Road, move the front wall of the permitted side glazed vestibule forward and extend its roof glazing rearwards, to add a shower room under the front main entrance steps and to enlarged the size of a skylight to the permitted rear extension.

All the other proposed elements from 2023/2649/P – i.e. - erection of single storey side and rear extension, replacement windows and erection of single storey rear outbuilding - have been included in this Application for clarity of the records. This document focuses on the proposed changes. Changes to 2023/2649/P are shown in red on the drawings for ease of understanding.



Front Elevation of no.99 King Henry's Road

The proposed works are described in the following supporting documents:

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

1. 1133-AP3-01 Proposed Site Plan
2. 1133-AP3-02 Proposed Lower Ground Floor Plan
3. 1133-AP3-03 Proposed Upper Ground Floor Plan
4. 1133-AP3-04 Proposed Front + Side Elevations
5. 1133-AP3-05 Rear Elevation + Sect A
6. 1133-AP3-06 Window Details
7. 1133-AP3-D+A+H Design, Access and Heritage Statement (this document)

### **Existing Drawings:**

1. 1133-S01 Existing Site Plan
2. 1133-S02 Existing Lower Ground Flr Plan
3. 1133-S03 Existing Upper Ground Flr Plan
4. 1133-S04 Existing Front + Side Elevations
5. 1133-S04 Existing Rear Elevation + Sect A
6. 1133-S05 Location Plan

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**2.0 Description of Existing Building**

The property is not listed but is a positive contributor to the Elsworthy 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<sup>th</sup> May 2024

**4.0 Appearance and Materials**

- 4.1 Comparisons between the permitted and proposed schemes are shown below.

- 4.2 Raising the party wall between this property and no. 97 King Henry's Road:



Permitted East Side Elevation



Proposed East Side Elevation

4.3 Moving the front wall of the permitted side glazed vestibule forward:



Permitted East Side Elevation

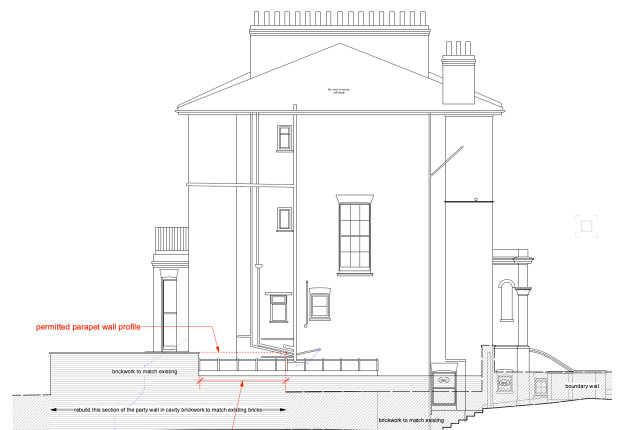


Proposed East Side Elevation

4.4 Extending the permitted side glazed vestibule roof glazing rearwards:

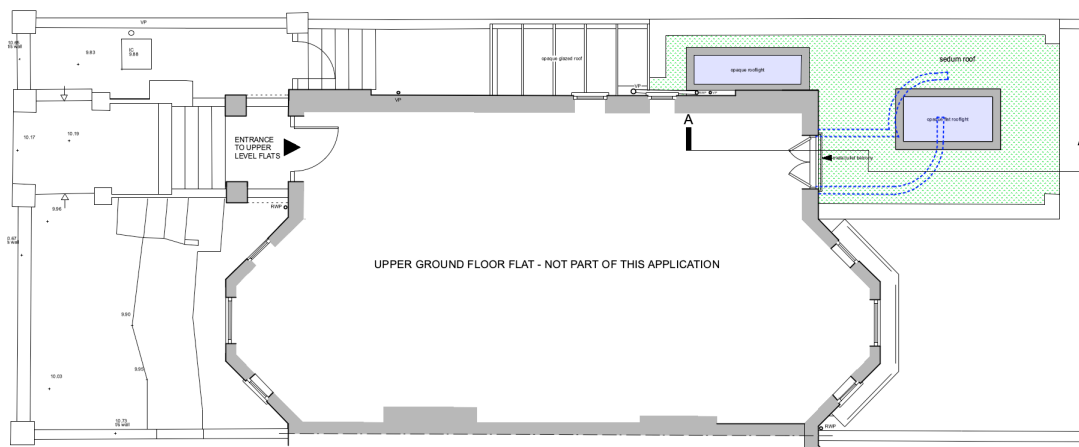


Permitted East Side Elevation



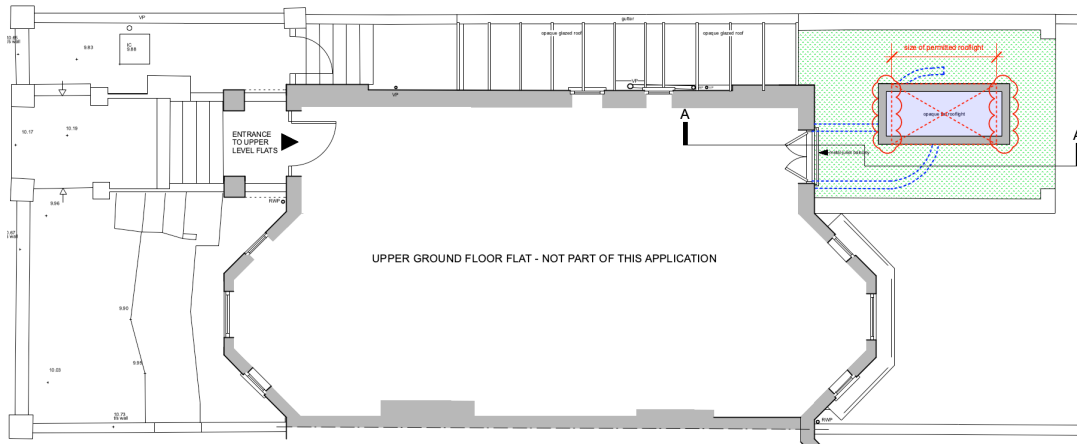
Proposed East Side Elevation

4.6 Enlarging the size of a skylight to the permitted rear extension:



Permitted Extension Roof Plan

#### 4.6 Enlarging the size of a skylight to the permitted rear extension Continued:



### Proposed Extension Roof Plan

## **5.0 Amenities**

- 5.1 The proposals have been discussed with the applicant's neighbours' who support these. In particular reference to the neighbour at no.97a King Henry's Road:

*"I have been consulted on the proposed plans for 99a King Henry's Road by the owners, and am in support of the rebuilding and raising of the party wall."*

- 5.2 A Condition of permitted Application ref: 2023/2649/P required Network approval of the proposals (the rear extension). There are no relevant changes to this Application that affect that approval so it can be taken to apply to this Application as well.

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

- 6.1 Situated at lower ground floor level, the side extensions will only visible when the side gate (at street level) is open.
- 6.2 The rear extension and office pod are of course not 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 will fully comply with current Building Regulation requirements and represents a significant improvement to the performance of the current thermal envelope.

## 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.