

London Office:
80-83 Long Lane
London, EC1A 9ET

14 April 2025

Via Planning Portal only

Dear Sir/Madam,

FULL PLANNING APPLICATION UNDER THE TOWN & COUNTRY PLANNING ACT 1990.

SINGLE-STOREY INFILL/SIDE EXTENSION AND ALTERATIONS INCLUDING ERECTION OF PORTICO TO FRONT ENTRANCE, REMOVAL OF REAR EXTERNAL SPIRAL STAIRCASE, INSTALLATION OF SOIL VENT PIPE ON SIDE ELEVATION, WINDOW AND DOOR REPLACEMENTS, REMOVAL AND INFILL OF EXISTING SIDE DOOR.

40 KING HENRY'S ROAD, PRIMROSE HILL, HAMPSTEAD, LONDON, NW3 3RP

Please accept this covering letter as a Planning and Heritage Statement to support this householder planning application for proposed alterations and extensions to 40 King Henry's Road, London, NW3 3RP ('the site'). This letter provides a summary of the site and the proposed development.

Please also find enclosed the following documentation:

- Completed application form
- CIL form
- Location & block plans
- Full set of existing and proposed plans
- Design & Access Statement

The Site & Surroundings:

The application site is occupied by a four-storey (including basement) semi-detached building on the northern side of King Henry's Road. The building previously comprised a basement flat with a three-storey dwelling above. However, a Lawful Development Certificate has recently been granted for the amalgamation of the two existing dwellings to create a single dwelling (ref: 2025/0723/P). The property is in use as a single dwelling house. The rear garden backs onto the railway and is bounded by mature landscaping.

This part of King Henry's Road comprises dwellings of similar architectural compositions and material palettes, typically consisting of yellow-brick facades, porticos, white painted timber sash windows with decorative surrounds and hipped or mansard roofs.

The site is not located within a conservation area but the application property is a non-designated heritage asset as identified on Camden's Local List.

Proposal:

The proposed development involves alterations and extensions to building, limited to:

- Erection of portico to front entrance to reinstate this original feature
- Erection of a modest single-storey side/infill extension to accommodate external store
- Removal of rear external spiral staircase
- Like-for-like replacement of all windows
- Like-for-like replacement of front and side doors
- Removal and infill of existing side door
- Installation of SVP pipe on the side elevation

Planning History:

– The Site –

On the 14th December 1982, planning permission was granted (ref: H9/10/18/35212) for the continued use of the basement as a self-contained flat.

– Surrounding Sites –

The planning history for the surrounding area demonstrates that numerous dwellings along King Henry's Road have been subject to previous permissions for alterations to existing windows and doors, erection of porticos as well as single storey extensions. Some examples are included below:

Flat C, 54 King Henry's Road:

On the 20th April 2016, planning permission was granted (ref: 2016/0898/P) for the erection of a single storey extension to the side and rear elevation at lower ground floor flat with green roof, erection of stone Portico columns to the front elevation and installation of new railings and gate to the front elevation.

50 King Henry's Road:

On the 31st March 2005, planning permission was granted (ref: 2005/0423/P) for the replacement of existing single storey side extension with new single storey side extension, erection of a single storey rear extension, erection of a portico to the front entrance, installation of gate and erection of railings on top of existing masonry front boundary wall.

44/44A King Henry's Road:

On the 2nd February 2024, planning permission was granted (ref: 2023/3130/P) for alterations to front and rear elevations including installation of new and replacement windows and doors and erection of external staircase to rear. Installation of air source heat pumps to side elevation and solar PV panels to flat roof. Associated external works including paving and fencing to garden.

Flat A 25 King Henry's Road:

On the 30th April 2024, planning permission was granted (ref: 2024/0687/P) for alterations to existing windows and doors at ground and lower ground on front and rear elevation and installation of new external staircase.

3 King Henry's Road:

On the 5th August 2022, planning permission was granted (ref: 2022/1225/P) for the erection of a single storey ground floor extension and replacement of the existing doors all to the rear at first and second floor level

Legislation, Policy & Guidance:

Legislation

Section 38(6) of the Planning & Compulsory Purchase Act provides that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social.

The following sections of the NPPF are most relevant to the consideration of this application:

- Section 12 (Achieving well-designed places)
- Section 16 (Conserving and enhancing the historic environment)

The Development Plan

For the purposes of this site, the adopted Development Plan includes the London Plan (2021) and the Camden Local Plan (2017).

Camden's Planning Guidance (CPG's) provide advice and information on how the council will apply their planning policies, which can be material considerations in planning decisions.

London Plan (2021)

- D1 London's form, character and capacity for growth
- D4 Delivering good design

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design

Camden's Planning Guidance (CPG's)

- Amenity (2021)
- Design (2021)
- Housing (2021)
- Home Improvements (2021)

Planning Assessment:

Design & Heritage

Camden Local Plan (CLP) Policy D1 requires development to be of the highest architectural and urban design quality and have particular regard to design and visual impacts, the context within which it is placed, and the contribution it makes to the landscape qualities of the area. The aim of this policy is reflected in London Plan Policy D4 (Good Design). Specific guidance in relation to the achievement of good design is further provided in the 'Home Improvements' and 'Design' Camden Planning Guidance (CPG).

CLP Policy D2 seeks to protect and enhance Camden's historic environment, including locally listed buildings. New development must be sensitive to local character, scale and materials, ensuring that heritage significance is preserved or enhanced. Where a proposed development would result in harm to a heritage asset, it must be clearly justified and outweighed by public benefits. This echoes the provisions of London Plan Policy HC1.

Paragraph 212 of the NPPF states, *"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset"*.

The application building forms part of a group of buildings along King Henry's Road (1-49 (odd) and 8-54 (even)) identified for their architectural and townscape significance. While these buildings are not statutory listed, they are included on Camden's Local List given their contribution to a sense of place, local character and civic pride. The group listing is described as, *"group of mid 19th century semi detached (and in some cases linked) and terraced houses on both sides of street, intact and relatively unaltered group of high architectural quality creates fine consistent townscape"*.

The identified group of locally listed buildings principally derive their significance from their illustrative value at 19th century townhouses and the aesthetic value this group provides in creating a cohesive streetscape characterised by similar architectural compositions and material palettes, typically consisting of yellow-brick facades, porticos, white painted timber sash windows with decorative surrounds and hipped or mansard roofs. This architectural detailing adds a sense of grandeur to the properties.

The proposed portico would respect the proportions of the existing front entrance and reinstates an original and traditional feature to the property. This proposal responds to the surrounding context whereby a number of properties retain porticos, contributes to a more unified street scape and reinstates a feature of architectural interest to the host property.

The proposed single-storey side/infill extension is modest in scale and would not be visible from the street scene given its siting at lower ground floor level and to the rear portion of the side elevation which steps in from the front, essentially infilling this area. The extension is to facilitate an external store whereby future occupiers would benefit from additional room to accommodate garden equipment, bicycles and other domestic paraphernalia. It would be constructed in London stock brick to match the existing property and incorporates timber features/doors to respect the materiality of the existing building. It is understood that neighbouring properties have been subject to similar extensions.

The external staircase to the rear of the property appears to be a modern addition to the property and encompasses no particular architectural merit. Thus, its removal would not harm the significance of the the host building or wider group of locally listed buildings.

It is also proposed to replace the existing timber sash windows and three-panel timber front (main entrance) and side (LGF) doors. These would be like-for-like with the existing and as such would preserve the character and appearance of the host property while enhancing its overall condition and state of repair.

The existing side door to the upper ground floor provides access to the external spiral staircase which is to be removed, hence the door is no longer required. It is therefore proposed to remove the door and infill with matching London stock brick to match the host property. This element of the proposal constitutes a minor non-material change which would not harm the identified historic or architectural value of the host property.

The proposed SVP pipe to the side elevation represents a minor alteration and is a typical functional feature on residential properties which can be seen in the same location to No's.38 and 42 – the adjoining property. The new pipework would therefore mirror the existing and would detract from the character and appearance of the property or wider street scene.

Overall, it is therefore considered that proposed alterations and extension of the existing dwelling would preserve and enhance the character and appearance of the area and the significance of the application property and wider group of locally listed buildings along King Henry's Road. As no harm has been identified, no further assessment is required. The proposed development complies with CLP

Policies D1 and D2, London Plan Policy HC1, the guidance contained within the Design and Home Improvements CPG's and the aims and objectives of the NPPF.

Neighbour Amenity

CLP Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This requires consideration to be given to overlooking, privacy, outlook, daylight and sunlight, artificial light, construction management and noise and vibration. Camden's Amenity CPG and Home Improvements CPG provides further guidance in this respect.

Given the siting, modest scale and nature of the proposed extension and alterations, and the relationship to neighbouring properties, the proposal would not give rise to unacceptable impacts upon neighbour amenity with regard to privacy, outlook or daylight and sunlight. The proposed development does not create any new openings which could otherwise give rise to potential amenity impacts. The proposal would therefore comply with CLP Policy A1.

Summary:

As demonstrated within this letter and the submitted plans, the proposed development would preserve and enhance the character and appearance of the area and the significance of the application property and wider group of locally listed buildings along King Henry's Road and would not give rise to any adverse impacts upon neighbour amenity.

The development is therefore in accordance with the aforementioned development plan policies, and it is respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Danielle Shaw
Planner
SM Planning