

Upp

Erection of side and rear dormers, front rooflights,
formation of roof terrace with balustrade at second floor,
new front entrance porch, enlargement front lightwell.

24 King Henry's Road, London, NW3 3RP

1. Introduction

- 1.1 UPP Architects and Town Planners have been instructed by the applicant, Mr Harris, to submit a full planning application at the site known as 24 King Henry's Road, London, NW3 3RP.
- 1.2 This statement should be read in conjunction with the following associated submission documents:
- Application Form
 - Architectural Plans
 - Existing set
 - Proposed set
 - Railing detailing
- 1.3 This application seeks to achieve planning permission for the erection of a loft extension with side and rear dormers and rooflights on front roof slope, formation of roof terrace at second floor with balustrade, reinstallation of the front porch and an extension to the front lightwell at basement level. This application is identical to that approved under ref. 2020/1592/P.
- 1.4 This statement will seek to demonstrate that the proposed development is in accordance with planning policy on the local, regional and national levels and should therefore be granted planning consent from the Local Authority.

2. The Site and Surroundings

- 2.1 The application site is located on the northern side of King Henry's Road, in the London Borough of Camden. The application site is a semidetached, Georgian period property.
- 2.2 King Henry's road is predominantly residential in character, made up of several different typologies. Evidently there is a mixture of flat conversions, purpose built flatted blocks and single-family dwellings. Directly to the rear of the site is a wide set of railways tracks that run adjacent to the entirety of King Henry's Road. Primrose Hill, a large open public park, sits in close proximity to the site.
- 2.3 The property is not a listed building, as are none of the adjoining properties, or those in proximity. The property does not lie within a conservation area. The property is in a flood zone one area which causes no concern in terms of flood risk. The property has a PTAL rating of 4 (good) and benefits from several bus routes in proximity and a local underground station (Chalk Farm – Northern Line) less than 0.5 km away.



Figure 1: Application site.

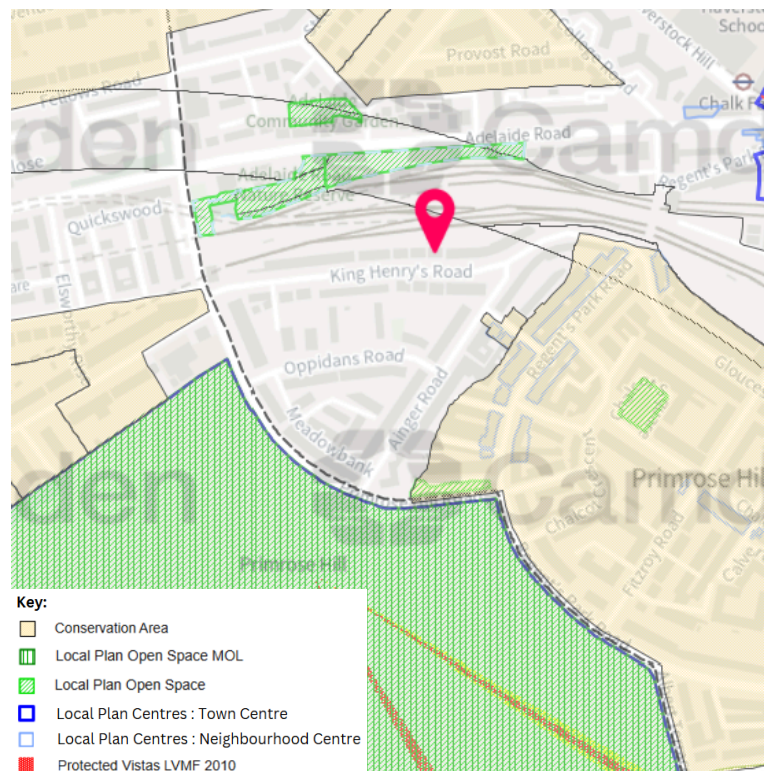


Figure 2: Policies map & application site

3. Relevant Planning History

Application Site:

- 3.1 **Ref. no: 8693138** | Prune Lime tree in rear garden | Status: Approved | Date: 16 June 1986
- 3.2 **Ref. no: 2020/1592/P** | Erection of dormer roof extensions to side and rear roof slopes; formation of side and rear facing roof terrace with surrounding balustrade railing at 2nd floor level; enlargement of front lightwell; installation of 3 roof lights within front roof slope; and new front entrance porch. | Status: Approved | Date: 4 November 2020

Relevant surrounding planning history:

5 Erskine Mews London NW3 3AP:

- 3.3 **Ref. no: 2024/1102/P** | Erection of a roof extension with roof terrace and extension into courtyard space | Status: Approved | Date: 2 October 2024

41 Meadowbank London NW3 3AY:

- 3.4 **Ref. no: 2024/2627/P** | Erection of one additional storey above the existing roof level of dwellinghouse including rooflights in the front and rear roof slope. | Status: Approved | Date: 6 September 2024

4. The Proposal

- 4.1 This proposal seeks planning permission for the erection of two dormer windows installed on the side and rear roof slopes that serve the top floor flat of this property, along with three rooflights on the front roof slope and enlargement of the existing lightwell. This will provide an additional level of habitable space and improved quality of accommodation. Internal reconfiguration of the top floor flat will be carried out to make more effective use of the additional space created.
- 4.2 In addition, this application seeks to reinstate the period Georgian porch that would have previously been placed at the main entrance of the property. This porch will replicate those found on several properties along King Henry's Road.

- 4.3 At the second floor, it is proposed to form a roof terrace on the existing flat roof area with installation of a balustrade.
- 4.4 At the lower ground floor level, it is proposed to extend the existing front lightwell. The existing light well has a total depth of 1.6m and this application aims to extend it to 2.7m, which will align with the neighbouring property at no.26 King Henry's Road.
- 4.5 This proposal seeks to externally improve the appearance of this property, whilst internally improving the quality of accommodation for existing flats.

5. Planning Policy

- 5.1 The Local Development Framework for the application is as follows:
- The National Planning Policy Framework (NPPF) (2024)
 - The London Plan (2021)
 - The Camden Local Plan (2017)
- 5.2 The determination of planning applications is made mindful of Central Government advice, the London Plan and the Local Plan for the area. We acknowledge that Camden's Local Plan has gone into review under Regulation 18. The statutory weight of the Draft is balanced with that of the 2017 Local Plan.
- 5.3 It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

6. Assessment

Principle of Development

- 6.1 The National Planning Policy Framework (NPPF) was updated on 12th December 2024. This constitutes a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

- 6.2 Paragraph 11 of the NPPF (2024) outlines that plans and decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay.
- 6.3 Local Policy G1 sets out the Local Authority's Commitment to ensuring that growth and development takes place in appropriate locations across the borough and to the highest design quality.
- 6.4 The principle of this application is predominately established through compliance with the relevant design orientated policies/guidance. The proposal has been designed with consideration of the host property and the character of the surrounding context. It is also noted that principle of extensions and alterations to the existing flats were previously found acceptable under permission ref. 2020/1592/P and there has been no significant change in policy considerations since that time.

Design, Character and Site Layout

- 6.5 The NPPF states that "good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities ... Being clear about design expectations, and how these will be tested, is essential for achieving this".
- 6.6 London Plan Policy D3 states that all development must make the best use of land by following a design-led approach that optimises the capacity of sites. Higher density developments should generally be promoted in sustainable locations. Development proposals should also enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. Developments should be street-based with clearly defined public and private environments, with convenient and inclusive cycle parking and legible entrances to buildings and should achieve safe, secure and inclusive environments. This is also reflected in Policy DM10 (Design and character) of the Local Plan.
- 6.7 London Plan Policy D4 outlines that statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan.

- 6.8 Local Plan Policy D1 states that the Council requires the design of proposals to meet several listed criteria. This Criteria discusses aspects such as considering contexts and character, heritage, land use, frontages onto highways, minimising crime, making proposals accessible, etc.
- 6.9 The proposed development has been sensitively designed to ensure that it remains in keeping with the existing surrounding area.
- 6.10 Dormer windows are a clearly distinguished characteristic of the area as several examples can be found along King Henry's road. The figure below displays the other examples of front, side and rear dormers along this section of King Henry's Road:



Figure 3: Examples of Dormer Windows along King Henry's Road

- 6.11 The rear dormer will have no detrimental harm on the character of this property or the surrounding area. This element of the design cannot be seen from a public highway. The railway tracks placed directly behind the host property create a significant distance between the proposed dormer and any adjoining properties to the rear. The side facing dormer window replicates the size and massing of those found on other properties along King Henry's Road.
- 6.12 The reinstatement of the porch is an element of this proposal that simply seeks to enhance the appearance of the property. Several properties along King Henry's Road benefit from front porches of this style and they can be considered a characteristic that the Local Authority should want to retain and reinstate where possible. The materials used for this

element will be carefully selected to ensure the finished product matches the others found along the road. Please find an example image of this pasted below:



Figure 4: Front porch feature (nos. 26 & 28 King Henry's Road).

- 6.13 The 1m increase in depth of the existing lightwell is minor and will not impact the character and appearance of the host property. This will be in keeping with the established pattern of development in the area and will match the depth of the lightwell at the neighbouring property, ensuring a consistent appearance. We note this scheme has been previously approved on 4/11/2020 under ref. 2020/1592/P. The lightwell will not impact the existing trees as demonstrated by the accompanying tree constraints plan.
- 6.14 Overall, the proposal has been sensitively designed to respect the form and proportions of the host property and would not appear out of keeping for the character of the area.

Neighbouring Amenity

- 6.15 Local Plan Policy A1 seeks to protect the quality of life that occupiers and neighbours of any development holds. This will be achieved through the protection of the amenity that they benefit from.
- 6.16 As part of any planning application, it is important to ensure development proposals would not have an adverse impact on neighbouring amenity with regards to light, outlook or increased sense of enclosure.

- 6.17 The proposed rear dormer window will face out onto wide railway tracks. This creates enough distance to eradicate any concern regarding impact to neighbouring residents.
- 6.18 Internal reconfiguration of this flat which moves the majority of bedrooms a floor higher up will improve the amenity experienced by the occupiers of the flat directly below. The potential noise impacts to these residents will be reduced as a result of this development.
- 6.19 The proposed roof terrace at second floor level would be enclosed with balustrade to ensure privacy for neighbouring property will not be compromised, notwithstanding that the adjacent building has no windows directly facing the roof terrace area. It is also highlighted that no concerns were raised with this proposal as part of the previous application.
- 6.20 The other elements proposed will not have any impact on neighbouring amenity levels but will be constructed in a manner that causes minimal inconvenience to those that surround the property.

Transport and Highways

Car Parking

- 6.21 The application site is located in an area with a PTAL rating of 4, which is classified as 'Good'. In terms of Parking, the London Plan states that sustainable residential travel should be encouraged through the promotion of car-free development, the use of car clubs, flexible working and active travel (walking and cycling).
- 6.22 This proposal does not suggest an increase in the number of residents that occupy this building and it is therefore felt that parking is less relevant in this application.

Refuse Storage and Collection

- 6.23 Refuse and recycle collection arrangement will remain as currently proposed.

7. Conclusion

- 7.1 This application seeks full planning permission for the erection of side and rear dormers, front rooflights, formation of roof terrace with balustrade at second floor, new front entrance porch and an extension to the front lightwell at basement level. The proposal is as per the previous approval under ref. 2020/1592/P.



- 7.2 It is considered that the proposed development will enhance the overall appearance of this property whilst significantly improving the living standards achieved in two separate dwellings within the building.
- 7.3 There will be no negative impact on the amenity of surrounding residents and the character of the property, and its surroundings will not be harmed.
- 7.4 It is therefore considered that the proposal is compliant with national, regional and local policies.