

Richard Davies
Davies Architects
28 Elliott Square
London
NW3 3SUApplication Ref: **2013/1639/P**
Please ask for: **Christopher Heather**
Telephone: 020 7974 **1344**

31 October 2013

Dear Sir/Madam

DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Granted Subject to a Section 106 Legal Agreement**Address:
56D King Henrys Road
London
NW3 3RP

Proposal:

Erection of basement and rear extensions, alterations to front elevation, and alterations to the rear including replacement railings and staircase to garden, in connection with a change of use from single dwelling to two flats (Class C3).

Drawing Nos: Site location plan; HEN-EX-GA-01; HEN-EX-GA-02; HEN-EX-GA-03; HEN-EX-GA-04; HEN-EX-GA-05; HEN-PL-GA-01; HEN-PL-GA-02; HEN-PL-GA-03; HEN-PL-GA-04; HEN-PL-GA-05.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan; HEN-EX-GA-01; HEN-EX-GA-02; HEN-EX-GA-03; HEN-EX-GA-04; HEN-EX-GA-05; HEN-PL-GA-01; HEN-PL-GA-02; HEN-PL-GA-03; HEN-PL-GA-04; HEN-PL-GA-05.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the occupation of the upper unit a 1.7m high obscurely glazed screen shall be erected between the terrace and 58 King Henry's Road, and between the terrace and 56d King Henry's Road and maintained as such permanently thereafter.

Reason: To safeguard the amenity of neighbouring properties accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The existing trellis and fence between the site and 58 King Henry's Road shall be maintained hereafter.

Reason: To safeguard the amenity of neighbouring properties accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Notwithstanding the approved drawings the main entrance door (as shown on drawing HEN-PL-GA-05) shall be installed to have level access and be maintained as such thereafter.

Reason: To accord with the principles of Lifetime Homes, in accordance with policy DP6 of the London Borough of Camden Development Policies.

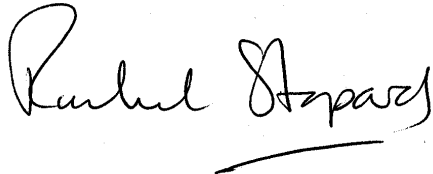
Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 4 The applicant is reminded of the need to secure agreement with Network Rail given the proximity to their land. You are requested to contact Network Rail's asset protection team on AssetProtectionLNWSouth@networkrail.co.uk who will assist in managing the construction and commissioning of the project.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.