

Mr Richard Webb  
WEBB ARCHITECTS LIMITED  
Studio B  
7 Wellington Road  
London  
NW10 5LJ

Application Ref: **2013/2958/P**  
Please ask for: **Christopher Heather**  
Telephone: 020 7974 **1344**

24 September 2013

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988

### **Householder Application Granted**

Address:  
**58D King Henrys Road**  
**London**  
**NW3 3RP**

#### **Proposal:**

Excavation to provide basement level, erection of two storey rear extension at basement and ground floor level, installation of a lightwell and alterations to the front elevation at ground floor level including the conversion of the garage to a habitable room (Class C3).

Drawing Nos: 1113.01.00(-); 1113.01.01(-); 1113.01.02(-); 1113.01.03(-); 1113.01.04(-); 1113.01.05(-); 1113.02.01(-); 1113.03.01(-); 1113.03.02(-); 1113.03.03(-); 1113.03.04(-); 1113.01.11(A); 1113.01.12(A); 1113.01.13(B); 1113.01.14(A); 1113.01.15(A); 1113.01.16(-); 1113.02.11(A); 1113.03.11(B); 1113.03.12(B); 1113.03.13(B); 1113.03.14(B).

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:

1113.01.00(-); 1113.01.01(-); 1113.01.02(-); 1113.01.03(-); 1113.01.04(-);  
1113.01.05(-); 1113.02.01(-); 1113.03.01(-); 1113.03.02(-); 1113.03.03(-);  
1113.03.04(-); 1113.01.11(A); 1113.01.12(A); 1113.01.13(B); 1113.01.14(A);  
1113.01.15(A); 1113.01.16(-); 1113.02.11(A); 1113.03.11(B); 1113.03.12(B);  
1113.03.13(B); 1113.03.14(B).

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

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 Prior to any works to adjacent to Network Rail property the applicant must secure in writing agreement from Network Rail. The applicant is recommended to contact Network Rail's asset protection team on [AssetProtectionLNWSouth@networkrail.co.uk](mailto:AssetProtectionLNWSouth@networkrail.co.uk) who will assist in managing the

construction and commissioning of the project. There are specific requirements relating to future maintenance, piling and drainage to ensure the safe operation of the railway and the protection of Network Rail's adjoining land.

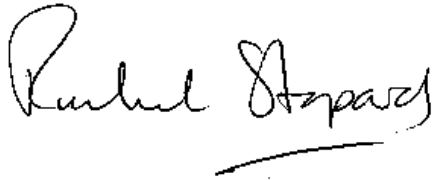
As part of this the applicant must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future.

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



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](http://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.