

Mr Peter Wood
54C King Henry's Road
London
NW3 3RP

Application Ref: **2016/0898/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

20 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C
54 King Henry's Road
London
NW3 3RP

Proposal: 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.

Drawing Nos: D001, D002, D003, D004, D005, D006, D007, D008, D009 and the Design and Access Statement dated 06/04/2016.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 and 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 D001, D002, D003, D004, D005, D006, D007, D008, D009 and the Design & Access Statement dated 06/04/2016.

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

Informatives:

- 1 Reasons for granting permission.

The host building is a semi-detached property that forms part of a pair with No. 52 King Henry's Road. The proposed side and rear infill extension would replace the existing rear addition at lower-ground floor level which is to be demolished. It would be similar in scale to that previously approved planning permission in 2005 and would be located on the western elevation of the building along the boundary with No.56 King Henry's Road. The proposed extension would not be widely visible in public views and would retain a usable garden area for the existing occupiers.

The proposed extension would sit comfortably with the host building and surrounding properties and would have no adverse impact on the character and appearance of the surrounding area.

New black railings and a gate post are also proposed on the front boundary wall measuring 1.5m in overall height. The proposed railings would be designed to match the other semi-detached property, No.50 King Henry's Road, to the east of the host building forming part of the pair and these together with the gate post are considered to be acceptable.

The entrance door would be enclosed by stone portico columns which can be found on several of the properties to the north of the site. The proposed works to the front elevation would be of a high quality design that would complement the character and appearance of the host building.

The proposed extension would broadly be in line with both Nos. 52 and No. 56 where there is a 0.9m separation between the two properties. Due to the design, positioning and separation distance with neighbouring properties, the proposed extension would have no adverse impact on residential amenity.

No objections have been received and the sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 of the London Borough of Camden Local Development Framework Core Strategy 2010, and policies DP24, and DP26 of the London Borough of Camden Local Development Framework Development Policies 2010. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015 and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework 2012.

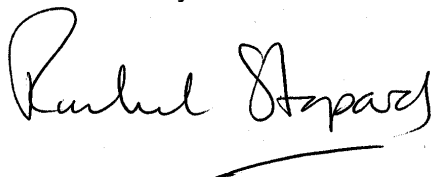
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard
Director of Supporting Communities