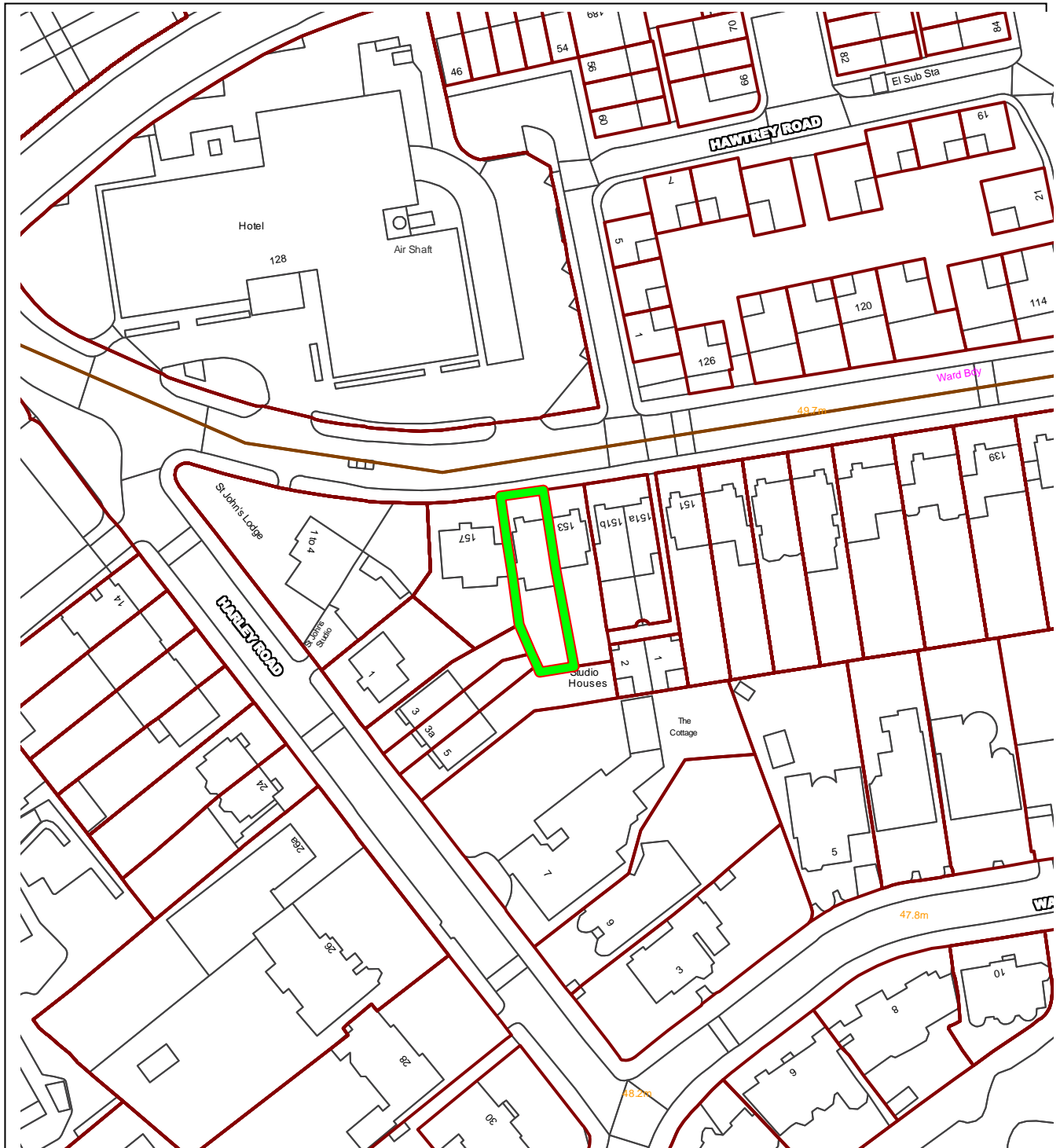


# 2016/0825/P 155 King Henry's Road

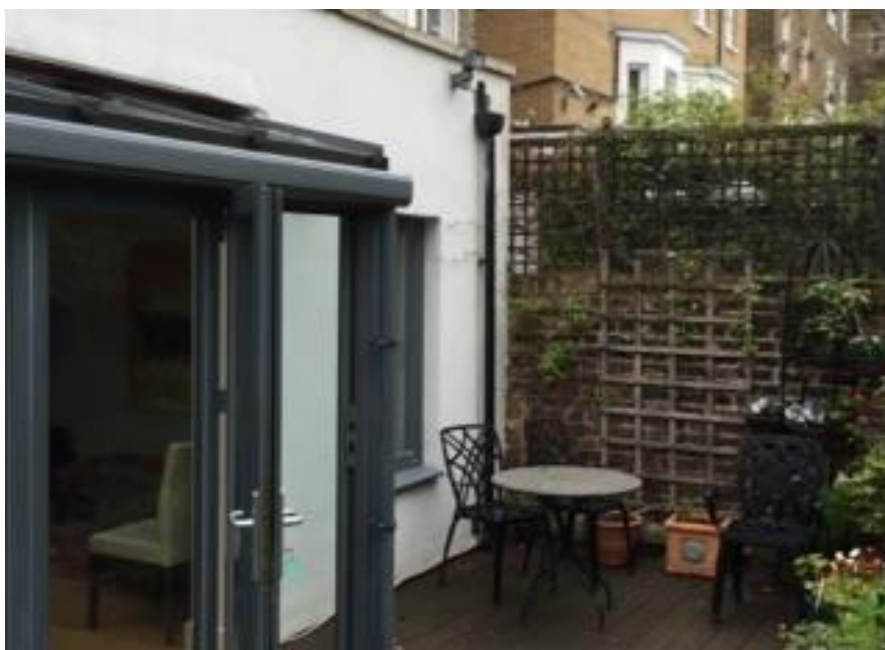


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Image 1, rear elevation facing south east. Showing the existing garden space

Image 2. Rear elevation facing north



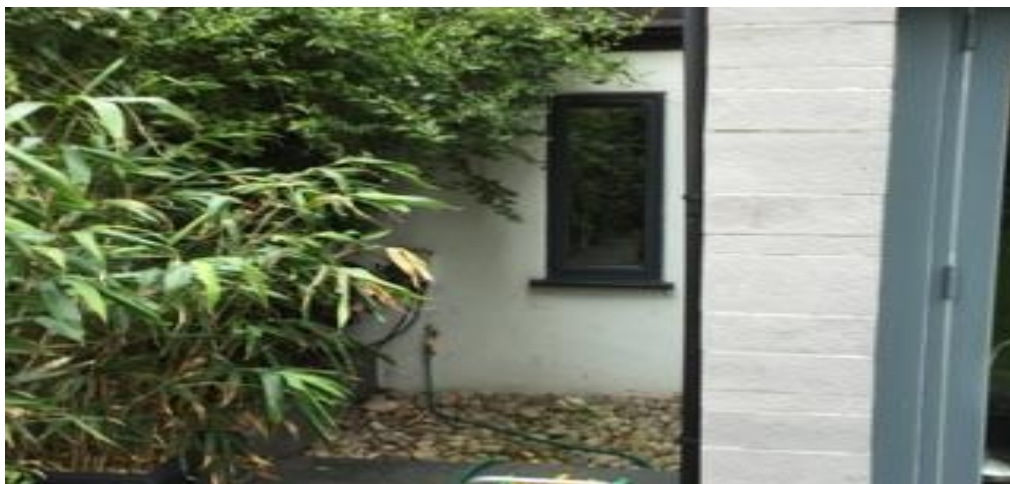


Image 3 Existing side extension



Image 4 Rear elevation



Image 5 Front elevation

<b>Delegated Report</b>  <b>(Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	11/04/2016
		N/A	<b>Consultation Expiry Date:</b>	06/04/2016
<b>Officer</b>			<b>Application Number(s)</b>	
Obote Hope			2016/0825/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Garden Flat 155 King Henry's Road London NW3 3RD			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Enlarge side and rear extension and associated fenestration alterations.				
<b>Recommendation(s):</b>		Grant Conditional Planning Permission		
<b>Application Type:</b>		Full planning permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	08	No. of responses	02	No. of objections	02
			No. electronic	02		
Summary of consultation responses:	<p>A site notice was displayed from 17/03/2016 to 07/04/2016 and a press notice was published on the 24/03/2016 to 14/04/2016. And 2 objections were received.</p> <p>Objection from 153 King Henry's Road are as follows;</p> <ul style="list-style-type: none"><li>The increased in in the height and depth of the current extension; <b><i>For officer's comment please refer to the design section below</i></b></li><li>The visual impact of the proposed extension and loss of garden space to the rear; <b><i>For officer's comment please refer to Design and amenity section below:</i></b></li><li>Concerned that if the extension is enlarged would cause flooding, loss of light to the neighbouring properties; <b><i>For officer's comment please refer to paragraphs 1.1-1.2 below:</i></b></li><li>the proposed extension would result in undue noise, disturbance and loss of privacy; <b><i>For officer's comment please refer to officers comments below:</i></b></li></ul> <p><b><i>Officer's comments;</i></b></p> <ul style="list-style-type: none"><li>Due to the scale of the proposed works it is not envisage that the extension would have any impact in regards to flooding, the built form and hard standing area would remain relative unchanged. As such the existing drainage and rain water runoff would remain unaffected.</li><li>An informative would be attached in regards to noise and disturbance that would be dealt with by Regulatory service and an informative would be attached to the decision notice.</li></ul>					
CAAC/Local groups comments:	<p>Elsworthy CAAC objection are as follows;</p> <ul style="list-style-type: none"><li>The introduction to the rooflights over the rear extension will have a seriously deleterious effect on the enjoyment of any accommodation above at 155 or the adjacent properties; <b><i>For officer's comment please refer to paragraphs 2.3 below:</i></b></li></ul>					



## Site Description

Application property is the lower ground floor flat of a four storey semi-detached flat with No.153 on the south side of King Henry's Road. Access to flat 1 is via a short flight of steps down to the entrance in the side of building.

The property is located within the Elsworthy Conservation Area and although not listed, it is noted as a positive contributor to the area.

## Relevant History

**2009/2454/P:** PP Granted for "Erection of an extension to an existing addition to the side of the lower ground floor flat" Decision Date: 24/08/2009

**2005/0457/P:** PP Granted for "for the erection of a single storey rear extension at garden level, rebuilding of the existing shed to create a shed/laundry (to the side) and the creation of a deck to the rear of the extension" Decision date: **24/03/2005**

## Relevant policies

### DF Core Strategy and Development Policies for applications

#### Core strategy:

CS5 (Managing the impact of growth)

CS14 (Promoting high quality places and conserving our heritage)

#### Development policies:

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

### Camden Planning Guidance 2011-2015:

CPG1 (Design)

CPG6 (Amenity)

### Hampstead Conservation Area Statement 2001

### London Plan 2016 as consolidated

## Assessment

### 1.0 Planning permission is sought for:

- Demolition of the glazed fenestration of the rear extension and erection of an enlarged rear extension with new rooflight & window to the flank elevation, enlarged side extension with new windows to the rear , new window to the flank elevation and installation of new sliding door to the rear;
- Increased in depth by 2.5m towards the front elevation and height 0.6m of the existing side extension towards the rear;
- Enlargement of the existing window of the side extension to the rear elevation by 0.5m in width and 0.2m in height, and;
- Installation of new window to the proposed rear extension measures 0.9m in width and 1.5m in height;

### 1.1 The application is assessed on the:

- *Design*
- *Residential Amenity*

## Design

- 1.2 The existing rear extension would be increased in depth by approximately 0.8m towards the rear elevation and would extend by approximately 2.8m in width for an enlarged kitchen/dining. The rear extension would be built following the demolition of the existing 2.4m high glazed projected fenestration to the rear elevation and would match the overall height of existing 3.1m rear extension (2005/0457/P). The glazed projecting fenestration would be built with brick to match the materials used on the existing extension and would be painted render. This is similar to the detail design of the neighbouring properties. The doors would be sliding aluminium framed doors with hardwood double glazed windows
- 1.3 The extension to the side elevation would be increased in depth by approximately 2.5m towards the front elevation. The proposed increase in height would not be visible from the public domain, due to the setback front garden and the high entrance gate to the front elevation. As such, the views would be curtailed within the existing building line. There would be no change in regards to the location of the 2 x rooflights of the existing side addition. The roof of the side extension would be increased by approximately 0.6m towards the south elevation for addition ceiling height of the bedroom at lower-ground floor level, the existing height of the bedroom is approximately 2.1m and the 0.6m increased would be for approximately 2.1m towards the rear garden, giving the overall ceiling height of 2.7m.
- 1.4 Due to its location at lower ground floor level, the proposed side and rear extensions would be obscured when viewed from the street and the proposed increase in the size and scale of the side and rear addition would not have a detrimental impact on the architectural merit of the host building. Furthermore, the proposed materials used to construct the extension are considered in keeping with the main building, the neighbouring properties and would be appropriate for the conservation area. It is considered that the proposed extension would be in keeping with the overall appearance of the building and will not detract from the character and appearance of the conservation area.
- 1.5 The proposed window the flank elevation of the rear extension is considered acceptable in design and appearance. The proposed sliding door is of high quality and the window to the side extension and is appropriately proportion in terms of its size and location which complements the architectural design of the host building. As such, is considered acceptable.
- 1.6 The proposed rooflight would be flush and measure approximately 0.8m in width and 2.0m in depth on the infill extension, no objection is raised on account of the design and positioning.

## 2.0 Residential Amenities

- 2.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree."
- 2.2 The adjoining building No.157 King Henry's Road has a 2-storey rear extension without windows in the flank wall of the host building. There is also single storey brick built side extension which runs parallel with the side extension of the host building. It is not anticipated that the enlargement of the proposed side extension would have an impact with loss of daylight/sunlight, privacy or impact with the residents' sense of enclosure due to the height and formation when looked at in context with the host building.
- 2.3 In regards to No. 153, the extensions would not further encroach with the existing boundary line. Furthermore, the nearest bay window at ground floor level is located to the centre of the rear elevation. As such, there would be no significant impact with the loss of daylight/sunlight Impact in regards to sense of enclosure and loss of privacy would not be made worst due to the enlargement of the rear extension.
- 2.3 The proposed roof light would be positioned approximately 300mm to the side of the upper-floor windows and it is not anticipated that the rooflight would have a harmful impact in terms of light pollution with the flat above. However, the applicant is willing to put in obscured glazing and a condition is attached accordingly.



### **3.0 Recommendation: Grant Conditional Planning Permission**

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 9<sup>th</sup> March 2016. For further information please click [here](#).**

Mr Damian Maguire  
Sacks Maguire Architects  
155A Regents Park Road  
London  
NW1 8BB

Application Ref: **2016/0825/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 2555

4 May 2016

**DRAFT**

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Garden Flat**  
**155 King Henry's Road**  
**London**  
**NW3 3RD**

**DECISION**

Proposal:  
Enlarge side and rear extension and associated fenestration alterations.  
Drawing Nos: 001, 002, 020, 021, 022, 023, 030, 0100, 0200, 0201, 0202, 0203, 0300 and 1000.

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).

Director of Supporting Communities



- 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 and DP25 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 001, 002, 020, 021, 022, 023, 030, 0100, 0200, 0201, 0202, 0203, 0300 and 1000.

Reason:

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

- 4 The proposed rooflight to be installed on the single storey rear extension shall be obscured glazed and shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in 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.

#### 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.

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

Director of Supporting Communities

**DRAFT**

**DECISION**