

Ms Anna Brightmore  
31B King Henry's Road  
London  
NW3 3QR

Application Ref: **2016/2572/P**  
Please ask for: **Helaina Farthing**  
Telephone: 020 7974 **3303**

22 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat B**

**31 King Henry's Road**

**London**

**NW3 3QR**

Proposal:

Erection of a single storey rear extension, alterations to windows and insertion of door to side elevation, insertion of gate to boundary wall on Ainger Road.

Drawing Nos: 1258-13/00; 1258-13/01; 1258-13/02; 1258-13/03; 1258-13/01part; 1258/13; 1258-13/14; 1258-13/15; 1258-13/16; 1258-13/17

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 1258-13/00; 1258-13/01; 1258-13/02; 1258-13/03; 1258-13/01part; 1258/13; 1258-13/14; 1258-13/15; 1258-13/16; 1258-13/17.

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 Reasons for granting permission.

The proposed extension is considered to be a suitable subordinate addition to the host property and would have minimal impact on the appearance of the host property. Given the secluded position of the lower ground floor on the rear of the property, it would not harm the character of the surrounding area. The side extension in the passageway would barely be visible from the road due to the existing arch and gate which is located between the road and the extension. The glazing on the rear and side elevation is considered to be acceptable and would give the appearance of a lightweight structure when viewed from the rear. The proposed scheme is similar in size and scale to the previously approved scheme referenced 2013/3818/P and earlier schemes approved in 2007 and 2010.

Given the scale, form and location of the proposed extension it is not considered to have a detrimental impact on any neighbouring occupiers in terms of daylight, sunlight, outlook or privacy. The extension would cover a modest proportion of the substantial hard-landscaped garden space and the impact of the proposal on views from upper floors of the building and its neighbours is considered to be limited and acceptable in amenity terms.

The installation of the gate is considered to be acceptable as it would be to the same height as the existing wall it is replacing and would be located between the existing brick piers.

One objection has been received, which raised concerns with regards to the installation of the gate. The proposal is considered to be acceptable with regards to this element. Furthermore, the planning history of the site was taken into account when coming to this decision.

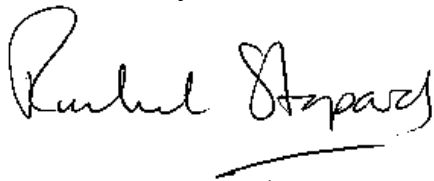
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, and 56-66 and 126-141 of the National Planning Policy Framework.

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

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

Rachel Stopard  
Director of Supporting Communities