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Application Ref: **2015/4789/P**
Please ask for: **Shane O'Donnell**
Telephone: **020 7974 2944**

11 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
116 King Henrys Road
London
NW3 3SN

Proposal:

Erection of a single storey rear extension at first floor level, insertion of a new side window at ground floor level, and associated internal alterations.
Drawing Nos: 247-DWG (000-00 REV A, 002-RF REV A, 010 REV A, 020 REV A, 100-00 REV A, 100-01 REV A, 102-RF REV A, 110 REV A, 120 REV A, 000-OS-REV A, 121 REV A, 123 rev A).

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: 247-DWG (000-00 REV A, 002-RF REV A, 010 REV A, 020 REV A, 100-00 REV A, 100-01 REV A, 102-RF REV A, 110 REV A, 120 REV A, 000-OS-REV A, 121- REV A), Design and Access Statement

Reason:

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

Informative(s):

1 Reasons for granting permission.

The proposed development would not have a detrimental impact on neighbouring amenities or harm the character and appearance of the host building or the surrounding area. The application building is not a listed building or in a conservation area.

When considering the potential negative impacts of the proposal, the impact of the additional built form on the neighbour's daylight, outlook, amenities, and privacy has been assessed. The proposed first floor windows facing No 114 King Henry's Road would be obscure glazed which would increase the level of privacy of No. 114 compared to the existing level of overlooking created by the external terrace. It is acknowledged that the proposed first floor addition would impact on the natural light received by No. 114 but this impact is not considered so harmful to recommend refusal of the application. This is due to the separation distance between the proposed extension and the shared boundary with No. 114 and taking into consideration the orientation of the rear of these dwellings that are north facing. Given the separation distance and the existing impact of the built form on the natural light received by No. 114, the proposed extension is considered acceptable in terms of impact on neighbouring amenities.

It is considered that a first floor rear extension is not out of character with the surrounding area or the host building.

1 letter of representation has been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 and 7.6 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 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



Ed Watson
Director of Culture & Environment