

Mr Andrew Jones  
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12 Barrow Hedges Way  
Carshalton  
SM5 3LL

Application Ref: **2016/5590/P**  
Please ask for: **Samir Benmbarek**  
Telephone: 020 7974 **2534**

24 November 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**116 King Henry's Road**  
**London**  
**NW3 3SN**

Proposal:  
Variation of condition 3 (approved plans) to include reduction of depth of first floor extension and external alterations to planning permission 2015/4789/P dated 11/10/2015

Drawing Nos: Superseded Documents: 247-DWG-10-00\_RevA; 247-DWG-101-01\_RevA;  
247-DWG-102-RF\_RevA; 247-DWG-110\_RevA; 247-DWG-121\_RevA

Revised Plans: 1037/P/001\_RevB; 1037/P/002\_RevB; 1037/P/003\_RevB;  
1037/P/005\_RevB

Additional Plans: Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



- 1 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.

- 2 For the purpose of this decision, condition 3 of planning permission 2015/4789/P granted 11/10/2015 shall be replaced with the following condition:

REPLACEMENT CONDITION 3:

The development hereby approved 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, 120 REV A, 000-OS-REV A), 1037/P/001\_RevB; 1037/P/002\_RevB; 1037/P/003\_RevB; 1037/P/005\_RevB; Design and Access Statement

- 3 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission 2015/4789/P dated 11/10/2015.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Informative(s):

- 1 Reasons for granting permission:

The proposed amendments are considered to be acceptable and do not detract from the proposed scheme or existing building. The amendments involve changes to the front elevation to include new fenestration (applies to all elevations), replacement of existing garage door with glazed screening and erection of new porch canopy.

Alterations to the rear include a reduction of the depth of the previously approved first floor extension, formation of small terrace with balustrades at the rear of the extension. The previously approved internal courtyard has been omitted from the scheme and other minor changes include installation of 2x bollards at the front elevation, installation of decking and landscaping in the rear garden, installation of rainwater goods, and installation of flue at ground floor level which do not require planning permission. Additional rooflights are to be installed at roof level with the existing rooflight increased in its size.

In the originally approved scheme, the (2015/4789/P), the first floor single storey

rear extension was the same depth as the existing ground floor rear projection. There was also a courtyard proposed at first floor level within the master bedroom. It is considered the amendments will not detract from the approved scheme of the existing dwelling house.

Notwithstanding, the full impact of the proposed development has already been assessed by virtue of the previous approval granted 11/10/2015 under planning permission ref: 2015/4789/P. In the context of the scheme, it is considered that the amendments would have a minor material effect on the approved development.

No objections have been received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

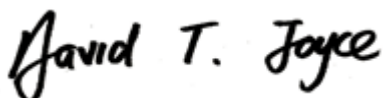
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce  
Executive Director Supporting Communities

