

Ana Mercedes Hopkirk
17 Cumberland Lodge
Grove Crescent
Kingston upon Thames
KT1 2DD

Application Ref: **2017/0917/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

13 April 2017

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Flat A
25 King Henry's Road
London
NW3 3QP

Proposal:

Construction of single storey rear extension (following the demolition of the existing conservatory) and the installation of patio doors to the rear.

Drawing Nos: E-PP 01/05, E-PP 02/05, E-PP 03/05, E-PP 04/05, E-PP 05/05, P-PP 01/05Q, P-PP 02/05Q, P-PP 03/05R, P-PP 04/05Q, P-PP 05/05R, A1, OS Plan

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 DP24 and DP25 if in CA 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: E-PP 01/05, E-PP 02/05, E-PP 03/05, E-PP 04/05, E-PP 05/05, P-PP 01/05Q, P-PP 02/05Q, P-PP 03/05R, P-PP 04/05Q, P-PP 05/05R, A1, OS Plan.

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

Informatives:

- 1 Reason for Granting Planning Consent - Delegated)

The property is the lower ground and upper ground floor maisonette unit located at 25 King Henry's Road, Primrose Hill. The site is not located in a conservation area. However the property is a locally listed building and the site is located adjacent to the Primrose Hill conservation area.

The property has an existing single storey rear extension and an adjoining single storey rear conservatory extension on the eastern side of its rear elevation. The development is to replace the existing conservatory with a single storey rear extension (to link with the existing extension), together with the installation of replacement aluminium framed doors.

The proposed rear extension would match the scale and design of the existing single storey rear extension and the replacement doors would be a sympathetic alteration to the building. Overall, the development would not harm the character of this locally listed building or adjacent conservation area.

The extension would not result in an amenity impact on neighbouring properties.

The objection received and the planning history of the site has been taken into account when coming to this decision. A consultation summary has been uploaded as a separate document.

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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the

London Borough of Camden Local Plan Submission Draft. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

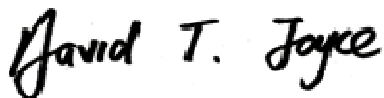
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning