

Ms Wei Shan Chia
CW2/Architects
74 Woodholm Road
Sheffield
S11 9HT

Application Ref: **2017/4126/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

9 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Lower Ground Floor Flat
35 King Henry's Road
LONDON
NW3 3QR

Proposal: Erection of single storey rear extension and alterations to upper ground floor deck and stair

Drawing Nos: Site Location Plan 018_001; 002; 003; 004; 005; 006; 101; 102; 103 Rev A; 104 Rev A; 105 Rev A; Planning Statement by CW2 Architects dated 17th July 2017; Tree Protection Plan 17170-BT1; Arboricultural Assessment by Barrell Tree Consultancy dated 17th July 2017

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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [insert drawing nos: Site Location Plan 018_001; 002; 003; 004; 005; 006; 101; 102; 103 Rev A; 104 Rev A; 105 Rev A; Planning Statement by CW2 Architects dated 17th July 2017; Tree Protection Plan 17170-BT1; Arboricultural Assessment by Barrell Tree Consultancy dated 17th July 2017

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

- 4 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work) and the Arboricultural Assessment by Barrell Tree Consultancy dated 17th July 2017.

Reason: To ensure the preservation of the amenity value and health of the tree(s) in accordance with policies A3 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The existing building has a two-storey bay at the rear with a terrace at upper ground floor level. It is proposed to erect a single storey extension at lower ground floor level and erect replacement terrace above.

The proposed extension would be approximately 4.2m wide and 2.3m deep. It would be approximately 3.3m high, including a parapet, with a further 500mm of timber balustrading above. The overall height of the extension and terrace above would be the same as the existing terrace. The proposed terrace would be 800mm wider and cover the proposed extension below. A timber staircase would lead from the terrace down to the garden in the same position as the existing staircase.

The extension would be constructed in brick with timber framed windows and doors. The simple design, and materials to match the host building, are appropriate and would not harm the character or appearance of the host building. Neighbouring buildings (nos. 31, 39 & 45) have been variously extended at lower ground floor level and the proposed extension and alterations are not considered harmful to the character or appearance of the surrounding area, particularly due to the location of

the proposed works.

Minor landscaping works are proposed, including the enlargement of the patio and repositioning of the low retaining wall. The applicant has submitted an arboricultural assessment which indicates no trees would need to be removed and those that are retained would not be harmed by any of the proposed works. Tree officers advise that the proposed tree protection measures are in line with the relevant British Standards and adequate to protect the trees on site, and the impact on the soft landscaping would appear to be minimal.

Due to the location of the proposed extension at lower ground floor level there would be no impact on the amenity of adjoining occupiers in terms of loss of privacy, light or outlook. As there is an existing terrace at the same height as the proposed terrace, the increase in width is not considered to increase overlooking to neighbouring properties.

A site notice was displayed and no comments were received. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3 and D1 of the London Borough of Camden Local Plan 2017. The proposed development is also in general accordance with the London Plan 2016 and the National Planning Policy Framework.

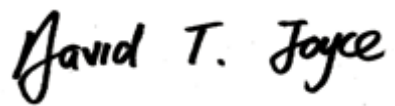
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning