

Mark Treharne
We Not I Ltd
9 Queen Court
Queen Square
London
WC1N 3BP

Application Ref: **2017/5290/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

2 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
58 A King Henry's Road
London
NW3 3RP

Proposal: Erection of first floor rear extension, and erection of bin and bicycle store within forecourt. External alterations comprising replacement glazing to front and rear elevations, installation of replacement rooflight, and erection of flue at roof level.

Drawing Nos: 008.P01, 008.P02 Rev A, 008.P03, 008.P04 Rev A, 008.P05 Rev A, Design & Access Statement (31 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: 008.P01, 008.P02 Rev A, 008.P03, 008.P04 Rev A, 008.P05 Rev A.

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

- 4 The roof of the rear extension hereby approved shall not be used as a terrace or similar amenity area, and shall be accessed only for maintenance or emergency purposes.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

The application relates to a modern three storey terrace dwelling with basement on the north side of King Henry's Road. The site backs onto railway lines. The building is not listed and does not lie within a conservation area.

The rear elevation of the terrace is characterised by a variety of materials and forms, with full-width first floor extensions present at nos. 58b and 58d. The proposed extension would be similar in height and width to the neighbouring extensions and would feature a similar area of glazing to the rear elevation. The addition of render to the full rear elevation, and the design and appearance of the window units would be in keeping with a number of other dwellings within the terrace. The proposal is acceptable in terms of design and impact on the appearance of the building and wider terrace.

The proposed refuse and bike store to the front of the dwelling would replace an existing raised planter, which is a common feature of the terrace. The rendered structure with Cedar doors would not appear intrusive within the streetscene and would be sympathetic to the materials and form of the host building. The alterations to the front fenestration would be in keeping with the materials and design of those seen to the rest of the terrace and are considered acceptable.

A comment was received from the occupier of 58b King Henry's Road, requesting two changes to the proposal: that the trellis between the two forecourts is reduced in size since the dwellings in this terrace are designed pairs with linked forecourts.

A request was also made that the first floor rear extension is inset from both side boundaries by 300mm to prevent homogeneity, overshadowing of adjacent properties and for access to apply render.

The original terrace comprises 5 "pairs" plus one unpaired end of terrace dwelling and there are presently a variety of boundary treatments between the sets of pairs. Some feature trellises, with the front boundaries remaining open. It is not considered that the erection of a trellis between the two properties would be out of keeping, or would cause material harm to the character or appearance of the street scene. It is noted from the site's planning history that permitted development rights have not been removed from the property, and there is no Article 4 direction on the site to control the erection of walls or fences.

Access to the new flank wall to apply render is not a planning consideration and would be covered by the Party Wall Act. Insetting the first floor extension from the party walls would not be in keeping with other first floor extensions on the rear elevation and would result in an unsatisfactory appearance. The current proposal is considered to be acceptable in planning terms.

The rear extension would not have an adverse impact on neighbouring habitable windows at first floor level in terms of overbearing or a loss of light due to the nearest window being secondary, and the rear elevation faces north. The proposals would not result in harm to the residential amenity of adjoining occupiers. A condition will be added to the permission prohibiting the use of the new roof as a terrace or for any leisure use.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1 and D1. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012. The planning history of the site has been taken into account when coming to this decision.

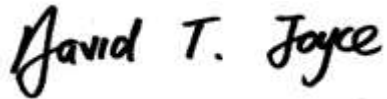
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

David Joyce
Director of Regeneration and Planning