

Application ref: 2018/1260/P  
Contact: Rob Tulloch  
Tel: 020 7974 2516  
Date: 14 May 2018

**Development Management**  
Regeneration and Planning  
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CW2/Architects  
74 Woodholm Road  
Sheffield  
S11 9HT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

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

Proposal:  
Variation of Condition 3 (approved plans) of planning permission ref 2017/4126/P dated 09/10/2017 for Erection of single storey rear extension and alterations to upper ground floor deck and stair, namely relocation of bike store to front lightwell and omission of french doors to rear extension.

Drawing Nos: Superseded drawings: 018\_101; 102; 104 Rev A; 105 Rev A  
Proposed: 018\_101 Rev A; 102 Rev A; 104 Rev B; 105 Rev B

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 the original planning permission ref 2017/4126/P dated 09/10/2017.

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 For the purposes of this decision, condition no.3 of planning permission 2017/4126/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 018\_001; 002; 003; 004; 005; 006; 101 Rev A; 102 Rev A; 103 Rev A; 104 Rev B; 105 Rev B; 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.

#### Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission:

It is proposed to relocate the approved bike store from the rear garden to the front lightwell to improve accessibility.

The proposed bike store would be 1450mm high, and have limited visibility from the street with the lightwell being 1.5m deep and set back from the pavement by 3.75m. It would be further obscured by the boundary wall and an existing bin store in the front garden. As such the amendment would not affect the character or

appearance of the host building or street scene.

As the bike store would be in the lightwell in front of the application flat there would be no impact on neighbour amenity.

It is also proposed to replace the french doors to the proposed extension with a single picture window. This alteration would have limited impact on the appearance of the extension due to its location at lower ground floor level and by being obscured by the external staircase.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

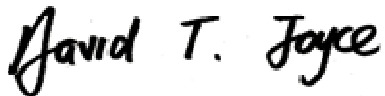
As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan and the National Planning Policy Framework.

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