

Application ref: 2018/1124/P
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Date: 30 May 2018

Development Management
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134 Liverpool Road Studio 6
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N1 1LA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
7 King Henry's Road
London
NW3 3QP

Proposal:
Erection of first floor rear extension, and replacement of window.
Drawing Nos: 17.01.100A, 17.01.101C, 17.01.103B, 17.01.104B, 17.01.105, 17.01.001

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: 17.01.100A, 17.01.101C, 17.01.103B, 17.01.104B, 17.01.105, 17.01.001

Reason:

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

- 4 The roof of the extension hereby approved shall not be used as a terrace or amenity space of any kind, and shall not be used other than for essential maintenance or repair, or escape in case of emergency.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

The application relates to a mid terrace single dwelling on the south side of King Henry's Road. The proposed first floor rear extension would be constructed over an existing roof terrace and would adjoin an extension at first floor level, but would be 0.4m lower and project 0.65m less from the existing rear elevation.

The extension would be one full storey below the principle eaves of the host building, in compliance with Camden Planning Guidance. The development would appear secondary to the property and would result in a visual 'stepping down' from no. 5, which has been extended to the rear at second floor level and has been extended full width at first floor level.

The terrace is locally listed for its quality and completeness, but these are characteristics of the front elevation, as it has been substantially altered and extended at the rear. Therefore, the proposed development to the rear would not harm the architectural and townscape significance of the group. The proposed extension would be visible in long views from Erskine Road, which lies within the adjacent Primrose Hill conservation area, but by virtue of its height and length and distance from the road, would not appear prominent against the existing building and within the context of the larger extensions to the east. The development would therefore not cause harm to views from the Primrose Hill conservation area.

The proposed alterations to the window openings and units at first floor level would result in a coherent appearance to the fenestration of the host building. While the proposed windows are wider than others at first floor level in the terrace, consideration has been given to permitted development rights for this property, which have not been withdrawn.

The extension would be in keeping with previous development within the terrace

through the use of matching facing brick and a flat parapet roof. The scheme has been reduced in scale and revised from the original proposal to ensure visual subservience and achieve a satisfactory relationship to the wider terrace.

The extension would appear 3m tall and 2.5m deep from the adjacent roof terrace at no. 9 King Henry's Road, which serves a flat. The structure would not result in significant overbearing or loss of outlook or light to the terrace, which is south-facing and unenclosed to the south and west. The development would not harm the amenity of the room facing onto the terrace, which is a small box room. The structure would eliminate mutual overlooking, which exists between the existing first floor terraces of nos. 5 and 7.

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

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1 and D2. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

- 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

David T. Joyce

David Joyce
Director of Regeneration and Planning