

Application ref: 2018/0839/P
Contact: Nora-Andreea Constantinescu
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Date: 29 June 2018

Development Management
Regeneration and Planning
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David Rose Interior Architecture
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
50 King Henry's Road
London
NW3 3RP

Proposal:
Demolition of existing rear extension and erection of enlarged single storey rear extension, including landscaping works to rear garden area.

Drawing Nos: Site plan; KHR 01; KHR 02a; KHR 03; KHR 04a; KHR 05; KHR 06a; KHR 07; KHR 08; KHR 09; KHR 10; KHR 11.

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:

Site plan; KHR 01; KHR 02a; KHR 03; KHR 04a; KHR 05; KHR 06a; KHR 07; KHR 08; KHR 09; KHR 10; KHR 11.

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

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed rear extension would replace an existing structure on site, with similar dimensions and projection, but with an increased width. The proposed extension would retain the eastern wall of the existing structure and would extend further towards the west side of the plot.

The proposed extension would have large sliding doors to open into the rear garden with thin aluminium frames in black finish and black zinc frame. The extension would also have a flat skylight on the roof surrounded by a green roof, details of which would be secured by condition. The proposed extension would be sitting on a timber decking with steps into the rear garden, which is considered to preserve the appearance of the host building and its setting.

The bulk and scale of the proposed extension as well as its detailed design, would represent a subordinate addition to the host building, preserving its original character and the appearance of the wider area.

In terms of the impact on neighbouring amenity, the proposed extension would maintain the same position and approximate height as the existing extension in relation to the neighbouring property at No. 48. In relation to the neighbouring property at No. 52, the proposed extension would be sufficiently set in from the shared boundary to ensure no harmful impact would occur in terms of increased overlooking, loss of light or outlook. As such, it is considered that the proposed extension would not cause harm to the amenity of any neighbouring occupiers.

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

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

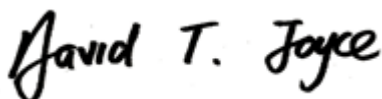
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning