

Garden Flat, 121 King Henry's Road



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Photographs

Garden Flat, 121 King Henry's Road



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Delegated Report		Analysis sheet		Expiry Date:		08/08/2017	
(Members Briefing)		N/A		Consultation Expiry Date:		19/08/2018	
Officer				Application Number(s)			
Thomas Sild				2018/2381/P			
Application Address				Drawing Numbers			
Garden Flat 121 King Henry's Road London NW3 3RB				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Demolition and replacement of existing lower ground floor rear extension; Enlargement to existing two storey side extension and alteration to side staircase window; Erection of side/front extensions at lower ground level							
Recommendation(s):		Grant conditional planning permission					
Application Types:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses:	Press notice: 26/07/2018 – 19/08/2018 Site notice: 25/07/2018 – 18/08/2018			
CAAC/Local groups* comments:	<p><u>Belsize CAAC – Objection to initial proposal</u></p> <ul style="list-style-type: none"> <i>i.</i> Aluminium doorway completely ignores the existing features of the house <i>ii.</i> Proposed rooflights will generate light pollution for neighbours <p><i>Officer comments:</i></p> <ul style="list-style-type: none"> <i>i.</i> Plans have been revised to recreate the existing canted bay and to propose only timber window and door fittings <i>ii.</i> See section 3.13 within amenity assessment 			

Site Description

The application site relates to the lower and upper ground floor maisonette within a four-storey Victorian semi-detached dwellinghouse situated on the south side of King Henry's Road in the Elsworthy Conservation Area.

Relevant History

- 16th September 1994 – 9400665 granted permission for works to create a maisonette at lower ground and ground floor level including a two-storey extension and rear staircase to garden

Relevant policies

National Planning Policy Framework 2018

London Plan 2016

Camden Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Other Planning Policies / Guidance

Camden Planning Guidance - Design (2018)

Camden Planning Guidance - Amenity (2018)

Elsworthy Road Conservation Area Appraisal and Management Strategy (2009)

Assessment

1. Proposal

- 1.1. Planning permission is sought for the demolition of the existing single storey full-width rear extension at lower ground floor level, and replacement with an enlarged single storey addition 1m greater in depth with additional timber framed glazing and roof lights.
- 1.2. It is proposed to enlarge the two storey side infill addition by extending 0.4m forward increasing its height by 0.5m and adding a front facing bathroom window at upper ground level.
- 1.3. Plans also include a 2.4m x 0.8m side/front extension and alteration to the front entrance steps to facilitate an extended lower ground floor bathroom space below.

2.1. Revisions

- 2.2. Following conservation concerns, plans were revised to recreate the existing extension's canted bay form, and to include the use of timber and not aluminium window and door fittings.
- 2.3. The proposed lower ground side/front extension was reduced back to sit no further forward than the principal frontage building line.

3. Assessment

3.1. Design and heritage

- 3.2. Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Policy D2 seeks to preserve and,

where appropriate, enhance Camden's heritage assets and their settings, including conservation areas and listed buildings. The significance of the CA derives from the spacious leafy streets and large plot sizes, as well as some important views including those highlighting the area's relationship to the high ground of Primrose Hill, none of which are impacted by the proposal. This part of the conservation has a character informed by overall unity of detailed design and materials, but with notable variation in architectural treatment. Individual detailing creates different effects on various buildings to distinguish them from one another, whilst maintaining the overall sense of unity.

- 3.3. The enlarged rear extension would extend an addition 1m in depth from the rear of the house. The existing canted bay form would be recreated and would reflect the canted bay feature at upper ground and first floor level. Canted bays are also features of extensions on either side, and as such it's inclusion within the revised design is considered to preserve the existing character and unity of this part of the CA and therefore preserve its significance.
- 3.4. The recreated bay would include simplified fenestration details, and additional timber framed folding doors and a sash window would increase glazing on this lower ground rear elevation. The lower ground floor level has no public visibility, but private views from surrounding properties is possible. On balance, given the extension's form and bulk is little altered the increase in timber framed glazing is considered acceptable and would not prove detrimental to the host building's appearance and character nor that of the surrounding conservation area.
- 3.5. The proposed lower ground level side/front extension would extend out 0.8m to the side for 2.4m and would sit entirely below the floor level of the upper ground level. The extension would sit entirely within the lower ground level side passage behind existing timber gates. As such its impact on the character and appearance of the host building is considered acceptable, and it would not harm the significance of this part of the CA.
- 3.6. The 0.4m increase in depth of the two-storey side infill is negligible in this context and would match the building line of the adjoining infill of no. 123. The addition of the front facing bathroom window would complement the adjoining window at no. 123 and is of an appropriate style and material.
- 3.7. The enlargement of the two storey side infill includes a 0.5m increase in height, resulting in the need to alter the side facing arched landing window. The alteration would reduce the overall height of the window by 0.7m however given the constrained nature of the side gap, public and private visibility of the window is limited. The alteration would retain an acceptably sized window and still retain the distinctive arched top. On balance the change would not be significantly detrimental to the building's appearance and would not harm the character and appearance of the surrounding conservation area. Further details of proposed and replacement windows would be required for approval by the Council through planning condition as a further safeguard.
- 3.8. The proposed alteration to the front steps would not significantly alter the character or appearance of the house. A similar alteration has taken place at no. 117 and is considered acceptable in its impact, and consistent with the character of the CA.
- 3.9. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Overall, the alterations would preserve the character and appearance of the CA and would not harm its significance.
- 3.10. Neighbour amenity
- 3.11. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.

- 3.12. The 1m increase in depth of the proposed rear extension would bring the building line to the same extent as no. 119. As such, there would be no material impact on the amenity of this neighbour. No. 123 also enjoys a single storey rear extension of comparable depth, and the modest 1m increase would also not result in significant impact.
- 3.13. The existing extension enjoys two rooflights. The proposed rooflights are noted to be larger in extent, however they will sit directly below the upper ground floor level windows belonging to the applicants and their impact will be mitigated by distance from the first floor and above. On balance, the larger rooflights proposed by this application would not be considered to result in a detrimental impact to the amenity of neighbouring occupants sufficient to refuse permission.
- 3.14. Due to the small scale and siting of the front and side extensions no impact on neighbour amenity would arise.
- 3.15. The proposed front facing bathroom window would not increase overlooking to neighbours beyond that enabled by existing windows.

4. Recommendation

- 4.1. Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Member's Briefing panel on Monday 17th September 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2018/2381/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 11 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

TFF Architect Ltd
TFF Architects Ltd
Quadrant House
250 Kennington Lane
London
SE11 5RD

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Garden Flat
121 King Henry's Road
London
NW3 3RB

DECISION

Proposal:

Demolition and replacement of existing lower ground floor rear extension; Enlargement to existing two storey side extension and alteration to side staircase window; Erection of side/front extensions at lower ground level

Drawing Nos: Site Location Plan (230 001 rev P1), 230 002 rev P1, 230 010 rev P1, 230 020 rev P1, 230 022 rev P1, 230 030 rev P2, 230 100 rev P5, 230 120 rev P2, 230 121 rev P3, 230 122 rev P2, 230 130 rev P5, 230 131 rev P4

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 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 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 Location Plan (230 001 rev P1), 230 002 rev P1, 230 010 rev P1, 230 020 rev P1, 230 022 rev P1, 230 030 rev P2, 230 100 rev P5, 230 120 rev P2, 230 121 rev P3, 230 122 rev P2, 230 130 rev P5, 230 131 rev P4

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

- 4 The flat roofed areas of the extensions shall not be used as roof terraces, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent overlooking into the adjoining properties in accordance with policy A1 of the Camden Local Plan 2017.

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.

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

Director of Regeneration and Planning

DRAFT

DECISION