

Application ref: 2018/4043/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 11 October 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/planning

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Manalo and White Architects
Unit 301, Metropolitan Wharf Building,
70 Wapping Wall
London
E1W 3SS

Dear Sir/Madam

Rry if yDECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
71 King Henry's Road
London
NW3 3QU

Proposal: Fenestration alterations to the rear/side elevations at lower ground level

Drawing Nos: 824/01/01 Rev.P1, 824/01/02 Rev.P1, 824/01/03 Rev.P1, 824/01/20 Rev.P1, 824/01/21 Rev.P1 (existing), 824/01/21 Rev.P1 (proposed), 824/03/03 Rev.P1 and 824/03/20 Rev.P1.

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:

824/01/01 Rev.P1, 824/01/02 Rev.P1, 824/01/03 Rev.P1, 824/01/20 Rev.P1, 824/01/21 Rev.P1 (existing), 824/01/21 Rev.P1 (proposed), 824/03/03 Rev.P1 and 824/03/20 Rev.P1.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal will reinstate two side windows which were previously blocked up, increase the height of one existing side window, replace existing rear windows and replace the existing side and rear doors. The proposed new timber windows and doors would match the design and materials of the existing windows on the host building and due to its location to rear and side at this low level, they would be largely hidden from public view. It is noted that this level is well screened by existing vegetation. It is considered that their insertion and replacement enhances the host property as the current blocked up features detract from its appearance. Due to its sensitive design and location, the proposed windows are not considered to result in harm to the character and appearance of the host building, streetscene or wider area.

The windows would be significantly set away from neighbouring properties and well screened. The development is not considered to afford any direct overlooking into neighbouring windows. The proposal would not result in any loss of neighbouring privacy, light or outlook.

No objections were received prior to making this decision. The planning history of the site and surrounding area 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 policies of the London Plan 2016 and of the National Planning Policy Framework 2018.

- 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).

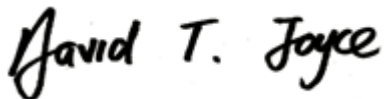
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 paragraph 38 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