

Application ref: 2019/1729/P
Contact: Mark Chan
Tel: 020 7974
Date: 17 June 2019

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

Phone: 020 7974 4444

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Inhouse Design Associates
12 Blackstock Mews
Blackstock Road
London
N4 2BT
England

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
31 King Henry's Road
London
NW3 3QR

Proposal:

Erection of single storey rear extension, alteration to door and windows to side elevation, reinstatement of rear gate to boundary wall on Ainger Road.

Drawing Nos: 1258/00

1258-13/01part

1258-13/01

1258-13/13

1258-13/03

1258-13/02

1258-13/15

1258-13/14

1258-13/17

1258-13/16

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 [and D2 if in CA] 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:

Drawing Nos.: 1258/00, 1258-13/01part, 1258-13/01, 1258-13/02, 1258-13/03, 1258-13/13, 1258-13/14, 1258-13/15, 1258-13/16 and 1258-13/17 (received 29/03/2019).

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

Informative(s):

- 1 Reasons for granting permission.

It should be noted that an identical application (2016/2572/P) was granted permission in June 2016 and similar schemes were approved in 2007, 2010 and 2013. However, said permissions have now lapsed and the current application seeks to renew permission.

The proposed single storey rear extension would be 5.5m deep and 3.5m high with a double-pitched roof. It would be on the eastern side of the property and run half the width on the lower ground floor. The eastern elevation of the extension would be extended up to the site boundary, with a total width of 4.5m. The extension would be constructed in brick to match the host building, with full-height powder-coated aluminium sliding doors and windows to the rear and side, and a zinc roof above. Given that the proposed extension is in a secluded position at the rear of the application property and the side element in the alleyway would be behind the existing arch and gate which is located between the road and the extension, it would not be visible from the public realm and is considered subordinate to the host building in terms of design, form and scale.

The proposed enlargement and realignment of 3 x existing ground floor white timber-framed windows by lowering the window sill to a common level would improve the appearance of the eastern side elevation and is considered acceptable. The new door and window on the ground floor level of the eastern side elevation would be white and timber-framed to match the existing fenestration. Given that the windows and door all face the alleyway and would not be visible to the public realm, it is not considered to have a detrimental

impact on the character and appearance of the host dwelling.

Given the scale, form and location of the proposed extension would not have a detrimental impact on any neighbouring occupiers in terms of daylight, sunlight, outlook or privacy. The extension would cover a modest proportion of the substantial hard-landscaped garden space and the impact of the proposal on views from upper floors of the building and its neighbours is considered to be limited and acceptable in amenity terms.

The installation of the gate is considered to be acceptable as it would be the same height as the existing brick wall which would be replaced and would be located between the existing brick piers.

No objections have been received prior to 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 the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and the NPPF 2019.

- 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 All works should be conducted in accordance with the Camden Minimum Requirements – a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction

Management Plan is approved by the Council

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 2019.

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, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer