

Application ref: 2019/3533/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 13 September 2019

Development Management
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London Borough of Camden
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Kasia Whitfield Design
Garden flat
90 Fellows Road
Belsize Park
london
NW3 3JG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2nd Floor
137 King Henry's Road
London
NW3 3RD

Proposal: Erection of a rear dormer window with roof terrace and installation of 2x rooflights to the side roofslope.

Drawing Nos: Location Plan, PP02-B, PP03-B, PP04-B, EX01, EX02, EX04

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 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 [Location Plan, PP02-B, PP03-B, PP04-B, EX01, EX02, EX04]

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

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.
- 3 Reasons for granting permission.

The scale, bulk and detailed design of the proposed rear dormer with terrace is considered to have an acceptable impact upon the host building and the wider Elsworthy Conservation area. It is noted that the proposal is similar the application approved at the site under ref. 2016/3806/P for the 'erection of a rear dormer window and installation of 2x rooflights to the side roofslope' dated 06/09/2016. There are a number of other properties on King Henry's road featuring rear dormer windows with roof terraces. This includes the approved application at no. 37 ref. 2014/0430/P dated 04/06/2014. The rooflights which would be installed to the side roof slope are considered minimal additions and would be installed flush to the roof slope. It is noted that the proposed alterations would not be visible from the public realm.

By virtue of its position on the roof, set back from the eaves, the proposed rear dormer window with terrace and rooflights would not cause any undue harm to neighbouring amenity in terms of overlooking or loss of light.

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

No objections were received prior to issuing this decision. The CAAC commented on the proposal, raising no objection. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

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 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer