

Application ref: 2019/6332/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Date: 19 February 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Sketch Architects  
Unit A236-7  
Riverside Business Centre  
Haldane Place  
London  
SW18 4UQ  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**34 A King Henry's Road  
London  
NW3 3RP**

Proposal:

Erection of single storey rear, side and front extensions at lower ground floor level  
Drawing Nos: D-001; D-251; D-152; D-252; D-352; D-150; D-151; D-351; D-250; D-350; D-302; D-200; D-101; D-301; D-300; D-002; D-100; Design and Access statement (Dec 2019)

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: D-001; D-251; D-152; D-252; D-352; D-150; D-151; D-351; D-250; D-350; D-302; D-200; D-101; D-301; D-300; D-002; D-100; Design and Access statement (Dec 2019)

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

Informative(s):

- 1 Reasons for granting permission.

The application comprises extensions to the front, side and rear. It is noted that the proposal is very similar to an extant permission granted under application ref. 2017/3029/P with the key difference being the front extension has been reduced in footprint. As a result, the proposed works avoid the need for any excavation work.

The extensions represent subordinate additions to the host building that would have little prominence from the street. The front extension would partially infill an existing lightwell area and be finished with a flat roof. Neighbouring buildings demonstrate various extensions of a similar form and scale and so the proposed works would not be disruptive to the pattern of development.

The side and rear extensions would be constructed in matching brickwork to the host building with slimlite glazing to the rear elevation, allowing the extension to read as a distinct contemporary addition to the host property. The north west corner would be largely glazed element to break up the solidity of the extension.

The modest scale of the extensions combined with the relationship to neighbouring windows would avoid adverse impact on the amenity of surrounding occupants.

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 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 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.
- 4 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.

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



Daniel Pope  
Chief Planning Officer