

Application ref: 2020/1011/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Date: 29 April 2020

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Boyer Planning  
2nd Floor, 24 Southwark Bridge Road  
London  
SE1 9HF

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**149 - 151 King Henry's Road  
London  
NW3 3RD**

Proposal:

External alterations at lower and upper ground floor levels to facilitate the reconfiguration of two units to provide a 1-bed unit at upper ground floor of no.151 and a 3-bed unit at lower ground floor of nos.149-151.

Drawing Nos: 001 (P1); 002 (P1); 050 (P3); 100 (P2); 011 (P1); 101 (P1); 030 (P2); 010 (P3) 400 (P3); Design and access statement (prepared by Platform 5 architects, dated February 2020); Planning statement (prepared by Boyer planning, dated February 2020)

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 policies 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: 001 (P1); 002 (P1); 050 (P3); 100 (P2); 011 (P1); 101 (P1); 030 (P2); 010 (P3) 400 (P3); Design and access statement (prepared by Platform 5 architects, dated February 2020); Planning statement (prepared by Boyer planning, dated February 2020)

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

#### Informative(s):

- 1 Reasons for granting permission-

The proposal involves reconfiguration and lateral conversion of two existing dwellings to provide a 3-bed unit across lower ground floor level of both buildings and a 1-bed unit on the upper ground floor of no.151 King Henry's Road. The number of units would therefore not change. The reconfigured homes would provide a high standard of residential accommodation, satisfying space standards and with good natural light and outlook. The 1-bed unit would not have access to private external amenity space but this is a typical situation in 'above ground' units of converted properties. The family sized unit at lower ground floor level would have access to a large rear garden.

No substantial external alterations are proposed; however, one window and door would be removed on the west elevation. These are not original features of the property and their removal would not be to the detriment of the character or appearance of the host building. Several single glazed windows would be replaced with double glazed units on a like-for-like basis. Landscaping works are also proposed to the rear including removal of a section of the boundary wall. No loss of green space would result.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

By virtue of the nature of the works, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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 H3,

H6, H7, A1, A3, D1 and D2 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope  
Chief Planning Officer