



**Erection of a Loft Extension. Reinstallation of Porch.  
Extension of Front Lightwell to Lower Ground Floor  
Flat.**

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**24 King Henrys Road, London, NW3 3RP**

## 1. Introduction

- 1.1 UPP Consultants have been instructed by the applicant, Mr S Harris, to apply for planning permission at 24 King Henry's Road, Primrose Hill.
- 1.2 The application seeks planning permission for the erection of a loft extension. In addition, this proposal suggests the reinstallation of the front porch and an extension to the existing lightwell found in the lower ground floor unit.
- 1.3 This Planning statement will be submitted in support of the application and should be read in conjunction with the accompanying architectural plans.
- 1.4 This document provides details of the proposed scheme and will demonstrate that proposal is in accordance with planning policy and guidance at national, regional and local levels.

## 2. The Site and Surroundings

- 2.1 The application site is located on the northern side of King Henry's Road, in the London Borough of Camden. The application site is a semidetached, Georgian period property.



*Figure 1: Application site.*

- 2.2 King Henry's road is predominantly residential in character, made up of several different typologies. Evidently there is a mixture of flat conversions, purpose built flatted blocks and single-family dwellings. Directly to the rear of the site is a wide set of railways tracks that run adjacent to the entirety of King Henry's Road. Primrose Hill, a large open public park, sits in close proximity to the site.
- 2.3 The property is not a listed building, as are none of the adjoining properties, or those in proximity. The property does not lie within a conservation area. The property is in a flood zone one area which causes no concern in terms of flood risk. The property has a PTAL rating of 4 (good) and benefits from several bus routes in proximity and a local underground station (Chalk Farm – Northern Line) less than 0.5 km away.

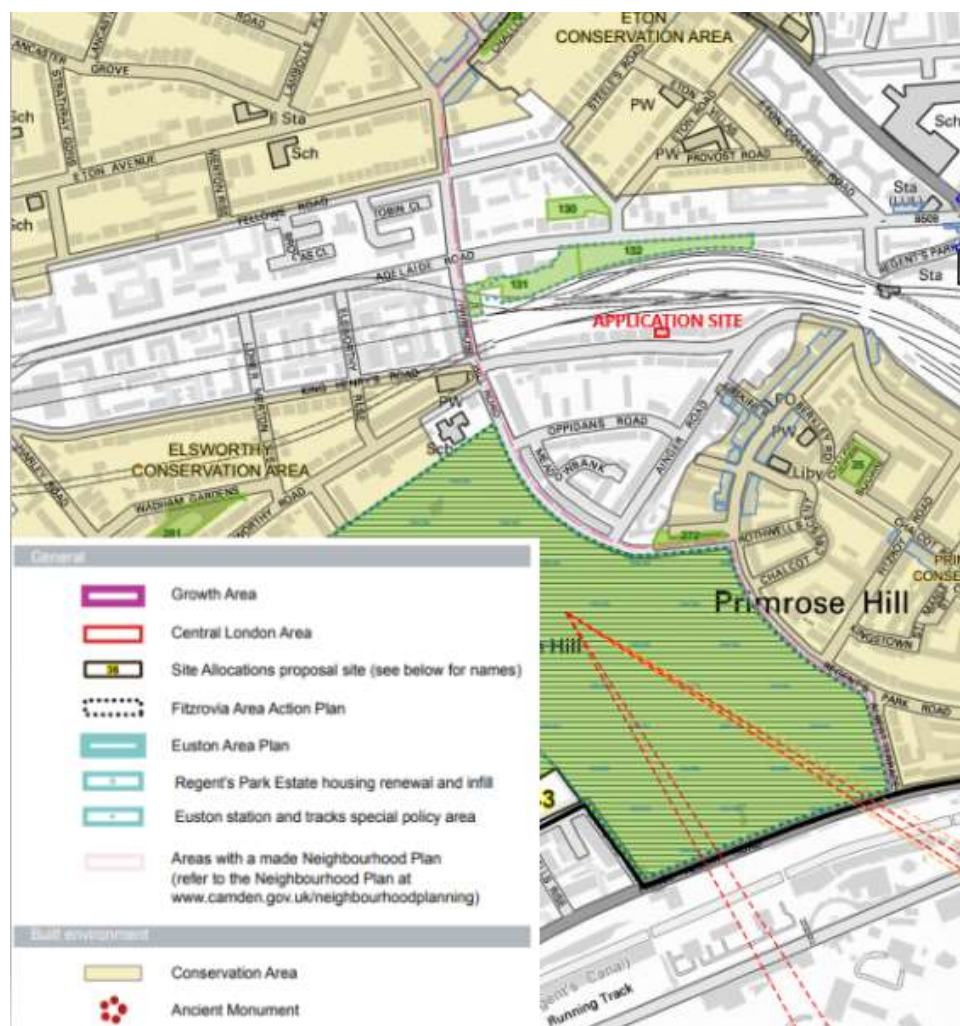


Figure 2: Policies map & application site

### 3. Relevant Planning History

3.1 Ref. No: 8693138. Prune Lime tree in rear garden. Decision: Approved. Date: 16/06/1986.

### 4. The Proposal

4.1 This proposal predominantly seeks planning permission for the erection of three dormer windows installed on each plane of the existing roof that serves the top floor flat of this property. This will provide an additional level of habitable space. Internal reconfiguration of this top floor flat will be carried out to make more effective use of the additional space created.

4.2 In addition, this application seeks to reinstate the period Georgian porch that would have previously been placed at the main entrance of the property. This porch will replicate those found on several properties along King Henry's Road.

4.3 Finally, this proposal seeks to extend the existing front footwell of the lower ground floor unit. The existing light well sits has a total depth of 1.2 and this application seek to extend out to replicate the depth of the directly adjoining property (no.26 King Henry's Road).

4.4 Overall, this proposal seeks to externally improve the appearance of this property, whilst internally improving the flats on the lower ground and top floors.

### 5. Planning Policy

5.1 The Local Development Framework for the application is as follows:

- London Plan (2016)
- Haringey Local Plan (2013)
- Haringey Development Management Policies (2016)

#### National Planning Policy Framework (NPPF)

5.2 The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

- 5.3 The National Planning Policy Framework (NPPF) was published on 19th February 2019. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.
- 5.4 The NPPF states that “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities ... being clear about design expectations, and how these will be tested, is essential for achieving this”. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.
- 5.5 Paragraph 117 states that “planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land”.
- 5.6 The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

#### London Plan (2016)

- 5.7 The London Plan is currently under review. Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Applications should continue to be determined in accordance with the adopted London Plan (2016). The current, relevant planning policies are:
- 5.8 Policy 3.5 – Quality and Design of Housing Developments; *“Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in this Plan to protect and enhance London’s residential environment and attractiveness as a place to live”.*
- 5.9 Policy 3.8 – Housing Choice; *“Londoners should have a genuine choice of homes that they can afford, and which meet their requirements for different sizes and types of dwellings in the highest quality environments”.*

- 5.10 Policy 5.3 – Sustainable Design and Construction; *“The highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime”.*
- 5.11 Policy 7.4 – Local Character; *“Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area’s visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area”.*
- 5.12 Policy 7.6 – Architecture; *“Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context”.*

#### Camden Local Plan (2017)

- 5.13 Policy G1, ‘Delivery and location of growth’ – This is a general policy that outlines the Local Authorities Commitment to ensuring that growth and development takes place in appropriate locations across the borough and to the highest design quality.
- 5.14 Policy H6, ‘Housing Choice and mix’ – This policy states the councils aim to minimise social polarisation across the borough by providing a mix of housing that is suited to population needs. Furthermore, the council will encourage the design of all housing to provide functional, adaptable and accessible spaces.
- 5.15 Policy A1, ‘Managing the Impact of Development’ – This Policy will seek to protect the quality of life that occupiers and neighbours of any development holds. This will be achieved through the protection of the amenity that they benefit from.
- 5.16 Policy D1, ‘Design’ – This Policy states that the council require the design of proposals to meet several listed criteria. This Criteria discusses aspects such as considering contexts and character, heritage, land use, frontages onto highways, minimising crime, making proposals accessible, etc.

## 6. Policy Considerations

### Principle of Development

- 6.1 The principle of this application is predominately established through compliance with the relevant design orientated polices/guidance. The three separate elements that form this full application have been designed with consideration of the host property and the character of the surrounding context. In addition, this proposal will adhere to the various requirements set out in Policy D1. Guidance found in the 'Altering and extending your home' (2019) and 'Basements' (2018) SPD's have influenced the proposed development at this site.

### Design and Character

- 6.2 The proposed development has been sensitively designed to ensure that it remains in keeping with the existing surrounding area.
- 6.3 Dormer windows are a clearly distinguished characteristic of the area as several examples can be found along King Henry's road. Front facing dormers, of a sensible size and placement are also an established characteristic. The figure below displays the other examples of front, side and rear dormers along this section of King Henry's Road:



Figure 4: Examples of Dormer Windows along Kind Henry's Road

- 6.4 The rear dormer will have no detrimental harm on the character of this property or the surrounding area. This element of the design cannot be seen from a public highway. The railway tracks placed directly behind the host property create a significant distance between the proposed dormer and any adjoining properties to the rear. The front and side facing dormers windows replicate the size and massing of those found on other properties along King Henry's Road.
- 6.5 The reinstatement of the porch is an element of this proposal that simply seeks to enhance the appearance of the property. Several properties along King Henry's Road benefit from front porches of this style and they can be considered a characteristic that the Local Authority should want to retain and reinstate where possible. The materials used for this element will be carefully selected to ensure the finished product matches the others found along the road. Please find an example image of this pasted below:

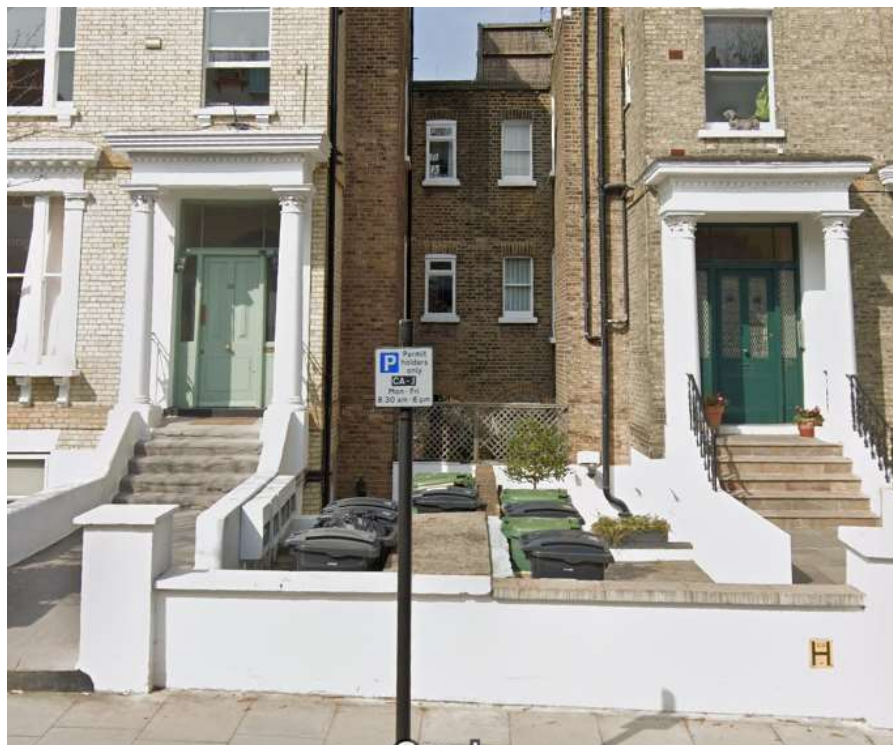


Figure 5: Front porch feature (nos. 26 & 28 King Henrys Drive)



- 6.6 The proposed alterations to the front light well of the lower ground floor flat will be done in accordance to other examples found along King Henry's Road. Several properties benefit from large front light wells, including the directly adjoining property, no.26, that this proposal seeks replicate.
- 6.7 The proposed extension will ensure to resist this element of the front garden becoming too dominant in appearance as the majority of garden space will be retained. The example below, found at no.54 King Henry's Road, displays a lightwell that occupies the entirety of the front garden space:



*Figure 6: Lightwell example on King Henry's Road*

- 6.8 Both the proposed reinstatement of the front porch and the extension of the lightwell that replicates the depth of the adjoining property improve no.26 and the application sites character as a symmetrical pair of semi-detached properties.

#### Neighbouring Amenity

- 6.9 As part of any planning application, it is important to ensure development proposals would not have an adverse impact on neighbouring amenity with regards to light, outlook or increased sense of enclosure.

- 6.10 As mentioned in section 6.6 of this statement, the proposed rear dormer window will face out onto wide railway tracks. This creates enough distance to eradicate any concern regarding impact to neighbouring residents.
- 6.11 Internal reconfiguration of this flat which moves the majority of bedrooms a floor higher up will improve the amenity experienced by the occupiers of the flat directly below. The potential noise impacts to these residents will be reduced as a result of this development.
- 6.12 The other elements proposed will not have any impact on neighbouring amenity levels but will be constructed in a manner that causes minimal inconvenience to those that surround the property.

#### Highways

- 6.13 The application site is located in an area with a PTAL rating of 4, which is classified as 'Good'. In terms of Parking, the London Plan states that sustainable residential travel should be encouraged through the promotion of car-free development, the use of car clubs, flexible working and active travel (walking and cycling). This proposal does not suggest an increase in the number residents that occupy this building and it is therefore felt that parking is less relevant in this application.

#### Refuse and Recycling

- 6.14 Refuse and recycle collection arrangement will remain as currently proposed.

### **7. Conclusion**

- 7.1 It is considered that the proposed development will enhance the overall appearance of this property whilst significantly improving the living standards achieved in two separate dwellings within the building.
- 7.2 There will be no negative impact on the amenity of surrounding residents and the character of the property, and its surroundings will not be harmed.
- 7.3 It is therefore considered that the proposal is compliant with national, regional and local policies.