

Application ref: 2020/3942/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
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:

Amalgamation of units to create one 3 bed unit at lower and upper ground floor levels and one 1 bed unit at upper ground floor level; erection of single storey rear and side extensions at no.151; external alterations including provision of cycle store to front and new window at upper ground floor level on east elevation; hard and soft landscaping to rear

Drawing Nos: 001 (P2); 010;(P2) 050 (P4); 500 (P4); 411 (P2); 410 (P3); 400 (P2); 030 (P2); 020 (P3); 011 (P3); 002 (P2); 101 (P3); 100 (P3); Planning statement (prepared by Boyer, dated August 2020); Design and Access statement (Rev P2) dated 28.08.20; Arboricultural Implications report (prepared by SJA trees, dated August 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 (P2); 010;(P2) 050 (P4); 500 (P4); 411 (P2); 410 (P3); 400 (P2); 030 (P2); 020 (P3); 011 (P3); 002 (P2); 101 (P3); 100 (P3); Planning statement (prepared by Boyer, dated August 2020); Design and Access statement (Rev P2) dated 28.08.20; Arboricultural Implications report (prepared by SJA trees, dated August 2020)

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

- 4 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance;
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
 - iii. full details of planting species and density.

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the occupation of the development hereby permitted, the new window on the east elevation at upper ground floor level shall be fitted with obscure glass to a height of up to 1.7m from internal finished floor level, and shall be non-opening and permanently fixed shut. The window shall be retained as such thereafter in perpetuity.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017

- 6 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved SJA Arboricultural Report. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the reconfiguration of three units and the amalgamation of two in order to create a large 3-bed unit at lower ground and ground floor levels and a 1-bed unit at ground floor level. The proposals would involve the loss of one unit in total; however, there is no objection to this as policy H3 resists the loss of two or more units only, to allow for amalgamation of units to enable families to grow and stay in the Borough.

The 1-bed unit would be reconfigured so the habitable rooms occupy the front part of the property, with the maisonette occupying the rear rooms. The logic behind this is to protect the privacy of the rear garden which would be used solely by the maisonette. The 1b2p flat (54sqm) would comply with space standards and have good access to daylight/sunlight, particularly for the habitable rooms. Whilst it would not have access to private amenity space, this is consistent with many other upper floor flats in comparable converted buildings. The 3-bed unit would be triple aspect and provide a very good standard of accommodation, including access to private amenity space.

It is proposed to erect a single storey rear extension at lower ground floor level to the rear elevation of no.151 only. There would also be a small side element which would be sufficiently set back and concealed behind a side gate so that it is not legible from the street. Given the size of the host property and the presence of similar rear extensions at other properties in the building group, the scale of the extension would appear as a subordinate addition and commensurate with the pattern of rear development here.

The rear extension would be constructed in a combination of London stock brick, timber and full length glazing and its form would include a gentle sloping

pitched roof. The design is considered to be simple, high quality and sensitive to the host property. The provision of a green roof on the flat roof of the extension would be a welcome feature and details shall be secured by condition.

Additional external alterations include the reconfiguration and addition of side elevation windows at lower and upper ground floor levels which would be minor alterations sensitive to the building.

In terms of landscaping, the rear garden which is currently divided will become one large garden of mainly soft planting with a paved area closest to the house, overall retaining the green and verdant character of the garden. Three trees would be removed to facilitate development or because they are low quality and cannot be retained. The Council's Tree officer has reviewed the details and has no objection subject to the works being carried out in accordance with the submitted arboricultural report.

The proposal is considered to preserve the character and appearance of the Elsworthy 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.

The extension would bring about no adverse amenity impact to no.153 due to the distance between the properties which are separated by a side passage, and the sloping room which mitigates the height. The additional side elevation window at upper ground level would be obscure glazed to protect the privacy of the neighbouring property.

Sufficient cycle parking would be provided for the 1-bed flat in the front lightwell and for the 3-bed flat in the rear garden. In terms of car parking, the proposals would reduce the impact on parking and congestion given the reduction in unit numbers.

- 2 Two letters of support have been received prior to making this decision plus a comment from the CAAC regarding the increase in impermeable landscaping. Revisions have been received during the course of the application to remove an area of hard paving in the rear garden which addresses the CAAC's comment. 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, A2, A3, H3, T1, 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.

- 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.

- 5 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).

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
Director of Economy, Regeneration and Investment