

Application ref: 2020/1592/P  
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Date: 4 November 2020

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

Phone: 020 7974 4444

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

UPP - Urban Planning Practice  
74 Brent Street  
London  
NW4 2ES

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**24 King Henry's Road  
London  
NW3 3RP**

Proposal:

Erection of dormer roof extensions to side and rear roof slopes; formation of side and rear facing roof terrace with surrounding balustrade railing at 2nd floor level; enlargement of front lightwell; installation of 3 roof lights within front roof slope; and new front entrance porch.

Drawing Nos: (U-J11776-)LP001, BP001, EP001, EP002, EP003, ES001, EE001, EE002, EE003, EE004, EV001, EV002; Proposed Drawings - Block Plan (page 6.1); Plan 1 of 3 (page 6.2), Plan 2 of 3 (page 6.3), Plan 3 of 3 (page 6.4); Section 1 of 2 (page 7.1), Section 2 of 2 (page 7.2), Railing Detailing (page 7.3); South Elevation (page 8.1), North Elevation (page 8.2), East Elevation (page 8.3); View- Front (page 9.1), View- Rear (page 9.2); Manufacturer's roof light specification from IQ-GLASS received 21/10/2020.

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 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: (U-J11776-)LP001, BP001, EP001, EP002, EP003, ES001, EE001, EE002, EE003, EE004, EV001, EV002; Proposed Drawings - Block Plan (page 6.1); Plan 1 of 3 (page 6.2), Plan 2 of 3 (page 6.3), Plan 3 of 3 (page 6.4); Section 1 of 2 (page 7.1), Section 2 of 2 (page 7.2), Railing Detailing (page 7.3); South Elevation (page 8.1), North Elevation (page 8.2), East Elevation (page 8.3); View- Front (page 9.1), View- Rear (page 9.2); Manufacturer's roof light specification from IQ-GLASS received 21/10/2020.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

The scale, bulk, detailed design and materials of the proposed side and rear dormer windows would be similar to existing dormer windows located at several neighbouring properties. They would be suitably set down below the roof ridge and in from the sides, so minimising their visual prominence, as well as, maintaining the overall roof form and appearance in accordance with Council guidance. The use of the existing side and rear facing flat roof area at 2nd floor level as a terrace space would be similar to the adjoining property (no. 26), and include an access door and black metal balustrade railing.

At the front, the addition of a traditional style entrance porch would be comparable in appearance and materials to those found at numerous properties along King Henry's Road. The enlargement of the front lightwell at lower ground floor level with a modest increase in depth of 1.2m would replicate that of the adjoining property (no. 26) and would not be widely visible given its low position and retention of a large proportion of garden space in front. The insertion of 3 roof lights within the front roof slope would be 'conservation' type and sit flush with the roof plane, and as such, would be acceptable in terms of their materials, scale, number and position, especially given the presence of similar front roof lights within a number of the other properties within the street.

Concern was initially raised by the Council with regard to proposals that included a large 'wrap-around' rear roof extension, a side/rear infill extension at

2nd floor level and a front dormer in so far as these would be dominant and visually insensitive additions to the respective roofslopes, and detrimental to the character and appearance of the property and wider locality. Following the submission of amended drawings which exclude these elements entirely from the application, the proposals are considered to be in keeping with the character and appearance of the host building and wider area, and are acceptable.

Given the siting and scale of the proposals, as well as, the orientation of the dormer windows and presence of railway lines at the rear of the host property, the proposal is not considered to have any adverse impact on the amenity of residential occupiers in terms of increased noise, loss of light, outlook or privacy.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, the London Plan 2016, the Draft London Plan (Intend to publish) 2019 and the National Planning Policy Framework 2019.

- 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 'DP', is positioned above the printed name and title.

Daniel Pope  
Director of Economy, Regeneration and Investment