

**Camden Council  
Heritage Statement**

**Flat 6 129 King Henry's Road,  
London,  
NW3 3RB**

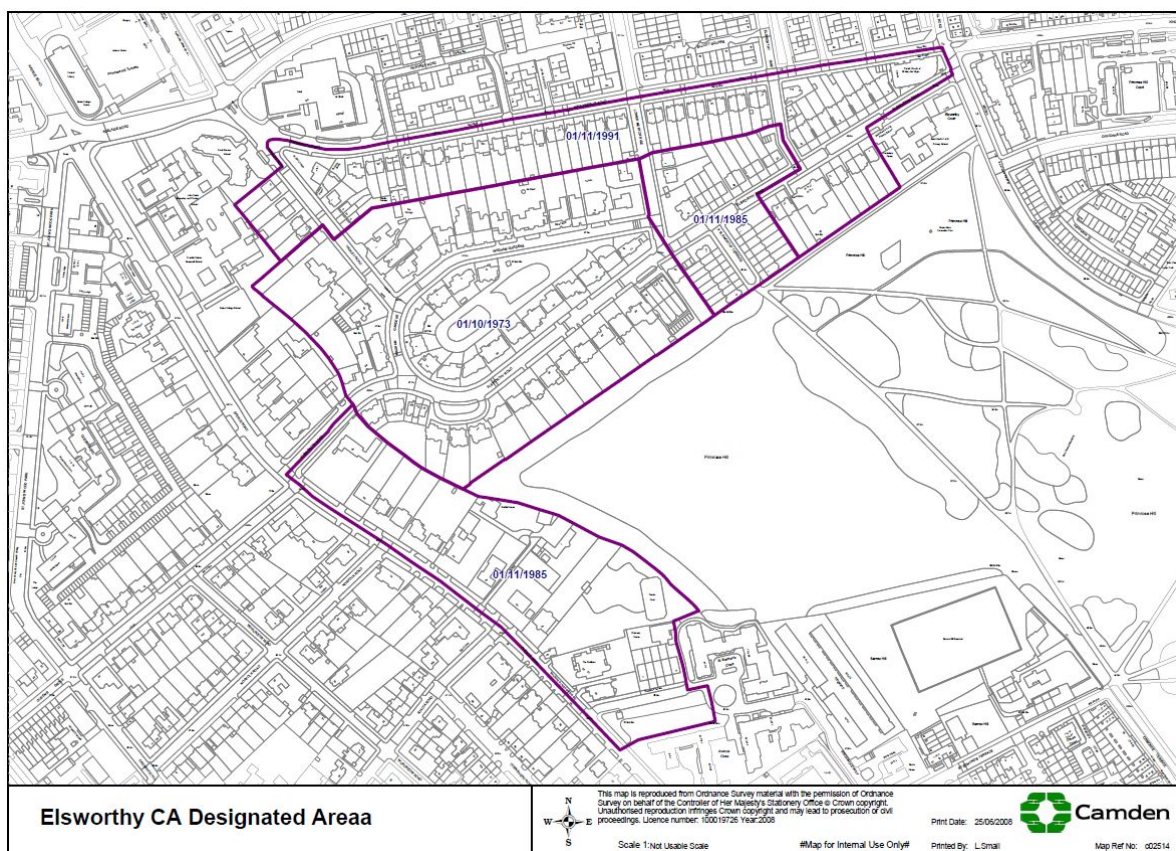
**Planning Portal Ref: PP - 09326868**



## 1. Context

129 King Henry's Road is a semi-detached property located to the eastern end of King Henry's Road, within the Elsworthy conservation area. The Elsworthy conservation area covers an area extending from Primrose Hill Road in the east to Avenue Road in the west, marking the boundary between the London Borough of Camden and the City of Westminster. Its northern edge runs along King Henry's Road where the proposal is located, and its southern boundary follows the northern edge of Primrose Hill around to ST. Stephen's Close and Rudwick Terrace.

The Elsworthy conservation area was designated on 27th February 1973, there were two subsequent extensions on 12th November 1985 and 5th November 1991 (when the proposed site was incorporated within the conservation area).



Urban development of the area occurred between 1840 and the early 1900s as major roads were built to provide links with central London. Finchley New Road and Avenue Road, running north-south, were laid out in the late 1820s with the construction of large detached upper middle class dwellings starting on Avenue Road in the 1840s. Adelaide Road running east-west was laid out in 1840, effectively dividing the Eton Estate in two, and by 1853 there was considerable development of houses along both sides of the street

The years 1840 to 1914 saw a large amount of speculative residential development of an affluent nature. Terraced townhouses, large semi-detached villas, and latterly large detached houses following a 'garden suburb' pattern were built for well-to-do families wishing to live in spacious, pleasant, leafy surroundings within easy reach of central London.

Although a range of building types is evident across the Conservation Area, the common building types are terraced townhouses, semi-detached villas and freestanding detached houses set back from the road. These are predominantly 6 terraces and pairs of villas of three and two storeys in height respectively, the higher density terraces and pairs of villas being located in King Henry's Road along the northern boundary of the Conservation Area, and at the eastern end of Elsworthy Road close to the Church of St Mary the Virgin. The terraced and semi-detached properties tend to have basements, while the larger freestanding houses frequently do not. Purpose-built attic accommodation is widespread among all building types; dormer windows and fenestrated gables are abundant.

Along King Henry's Road there is plenty of precedent for loft developments, the neighbouring property 127 King Henry's Road is a typical example of this with front side and rear facing flat roof dormers as well as a cut out roof terrace, similar to the one in the proposal. 38 King Henry's Road has a loft development identical to that of the proposal with a flat roof dormer wrapping around the side and rear.

Address: 127 King Henry's Road

Application Number: 2012/2539/P

Description: Alterations to rear dormer to allow an inset terrace with glass balustrade at third floor of residential flat

Address: 38 King Henrys Road

Application Number: Unknown

Description: Wraparound loft development



## 2. Proposal

The proposal is for a loft extension with front, side, rear dormers, terrace and all associated works.

The proposed development looks to mimic that of 38 King Henry's road with rear and side flat roof dormer wrapping around with a partial front dormer. Towards the rear of the dormer will be a cut out section featuring a rear facing roof terrace mirroring that of the neighbouring property. The materials proposed will match that of the existing property with slate tiled dormer walls, the windows will be more modern with an aluminium frame and the dormer roof will remain flush with the existing table top flat roof with an upgraded fibreglass roofing.



Proposed Front Elevation



Proposed Rear Elevation

## 3. Impact on the character of the area

The loft development will match other roof forms in the area, the size and mass of the roof development is dictated by the requirement to increase the living quality of the top floor apartment. The current studio flat features very low head height and a restricted layout, this proposal will improve the applicants living quality with sufficient living space and head height whilst remaining in line with the existing roof level.

#### **4. Planning History**

Application Number: T9600369  
Description: Reduce 3 x Limes by 20%  
Date Registered: 15-02-1996

Application Number: T9600463  
Description: Reduce 3 x Limes by 20%  
Date Registered: 15-02-1996

Application Number: 9502122R2  
Description: Infilling of the side passage of the lower ground floor, and the replacement of an existing single storey extension at the rear garden level with a new extension for the lower maisonette, as shown on drawing numbers 95/04/01, /02, /03, /04, /05B, /06B, /07B and 08B.  
Date Registered: 28-02-1996

Application Number: 9502123R2  
Description: Infilling of the side passage of the lower ground floor, and the replacement of an existing single storey extension at the rear garden level with a new extension for the lower maisonette, as shown on drawing numbers 95/04/01, /02, /03, /04, /05B, /06B, /07B and 08B.  
Date Registered: 28-02-1996

Application Number: TC9906157  
Description: Pollard one Lime tree at front of property and four Lime trees at rear  
Date Registered: 03-03-1999

Application Number: TCX0207047  
Description: FRONT GARDEN 1 x lime - prune back to previous points of reduction.  
Date Registered: 29-11-2002

Application Number: 2005/0371/T  
Description: REAR GARDEN 4 x Lime - repollard tops and reduce regrowth overhanging gardens. 1 x Crab Apple - reduce back 15%.  
Date Registered: 01-02-2005

Application Number: 2006/5277/T  
Description: FRONT GARDEN: 1 x Lime - Crown reduce by 25% and shape.  
Date Registered: 22-11-2006

Application Number: 2010/1622/T  
Description: FRONT GARDEN: 1 x Lime - Reduce back close to previous reduction points  
Date Registered: 01-04-2010

Application Number: 2015/1475/T  
Description: FRONT GARDEN: 1 x Lime - Reduce back to positions close to the previous reduction points.  
REAR GARDEN: 3 x Limes - Reduce back to positions close to the previous reduction points.  
Date Registered: 12-03-2015