

Application ref: 2021/2171/P
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Date: 20 May 2021

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Boyer Planning
2nd Floor, 24 Southwark Bridge Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

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

Proposal: Amendments to planning permission ref. 2020/3942/P dated 3.11.20 (for 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; other external alterations), involving increased depth of side entrance, increased parapet height of rear extension, various window alterations, and internal reconfigurations to provide Flat 2 as a duplex unit.

Drawing Nos:

Superseded plans: 050 (P4); 500 (P4); 411 (P2); 410 (P3); 400 (P2); 101 (P3); 100 (P3)

Revised plans: 100 (P5); 101 (P5); 050 (P9); 400 (P7); 410 (P7); 411 (P5); 005 (P1)

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.3 of planning permission 2020/3942/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the

following approved plans-

100 (P5); 101 (P5); 050 (P9); 400 (P7); 410 (P7); 411 (P5); 005 (P1); 001 (P2); 010; 030 (P2); 020 (P3); 011 (P3); 002 (P2); 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); Cover letter prepared by Boyer dated 4th May 2021

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

Informative(s):

1 Reason for granting approval-

The amendments consist of external changes to the side entrance to no.151 and the parapet height of the rear extension, various window alterations, and a change to the internal layouts which would see Flat 2 split across lower and upper ground floors instead of only upper ground.

The internal alterations to the configuration of the two units would see Flat 2 retain a good standard of living accommodation that meets space standards and is dual aspect. Flat 1 would remain a large family home spread over two floors.

The side extension amendment involves extending it by 0.74m rearwards. This would not be apparent from the street owing to its location below street level and concealed behind a timber gate.

The height of the parapet to the rear extension would increase by 0.2m to accommodate a green roof build-up. The height of the flat part of the roof would remain as previously consented. Given there are no amenity impacts owing to the substantial distance between the extension and neighbouring windows in addition to the extension having no visibility from the street, the proposed height increase is considered to be not material in this instance.

There are some further very minor tweaks including blocking up a window at upper and ground floor levels on the side elevations and widening of an opening at lower ground floor level. These alterations would have a minimal impact on the character and appearance of the host building.

All external alterations would be carried out in matching materials to those approved and with sensitivity to the host building.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 03/11/2020 under ref. 2020/3942/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the alterations referred to in the development description and shall only be read in the context of the substantive permission granted on 03/11/2020 under ref. 2020/3942/P and is bound by all the conditions attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer

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