

CONSULTATION SUMMARY

Case reference number(s)

2021/0466/P

Case Officer:

Angela Ryan

Application Address:

Garden Flat and Ground floor flat
143 King Henry's Road
London
NW3 3RD

Proposal(s)

Amalgamation of lower ground and ground floor flats to create a single residential unit, and retention of enlarged side extension at ground floor level.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

The owner/occupier of No. 133 King Henry's Road commented/objected to the application on the following grounds:

1. Drawings unable to be viewed on website.

Officer's response: *This was an IT issue and was eventually resolved. The consultation period was duly extended until 18/05/2021.*

2. That the development commenced even though the previous application had been withdrawn.

Officer's response: *A planning enforcement case was opened for*

investigation when this was brought to the Council's attention, which resulted in the submission of this part-retrospective application.

3. Since the inclusion of the south side of King Henry's Road into the Elsworthy conservation area side extensions have not been allowed.

Officer's response: *There is a prevalence of side infill extension within the group of buildings, and it is considered that the proposal would not harm the group character or character and appearance of the wider conservation area.*

4. Found communications with the enforcement officer polite but evasive.

Officer's response: *This is not a material planning consideration.*

5. Perhaps consultation period should be extended to see if other comments are received.

Officer's response: *The consultation period expired on 11/04/2021 and was extended to 18/05/2021.*

There is a precedent for side infill extensions within the group of buildings of which the application site forms a part. It is considered that the proposals would not harm the group character or the character and appearance of the wider conservation area. The traditional materials utilised are in keeping with the host building and the wider area and the height of the extension remains subordinate in terms of its relationship with the host building. The works comply with policies D1 and D2 of Camden's Local Plan 2017.

Recommendation: - Grant conditional planning permission