

Application ref: 2021/0466/P
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Date: 25 May 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Duncan Woodburn RIBA
Second floor studio
28 Poland Street
London
W1F 8QP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

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

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

Drawing Nos: Site Location Plan (01); 02; 03; 04; 05; 06; 07; 08; 10; 11; 12; 13

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 The development hereby permitted shall be carried out in accordance with the following approved plans :- Site Location Plan (01); 02; 03; 04; 05; 06; 07; 08; 10; 11; 12; 13

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

Informative(s):

1 Reasons for granting permission.

Policy H3 of Camden's Local Plan 2017 seeks to protect all housing floorspace and also seeks to resist the loss of two or more residential units subject to various criteria. Policy H3 states that the net loss of one home is acceptable when two dwellings are being combined into a single dwelling. No loss of residential floorspace is proposed as a result of this development. The proposal is for the conversion of the existing 2 bed unit at ground floor level and 3 bed unit at lower ground floor level into a single 5 bed unit. The proposed larger unit would provide a good standard of accommodation.

The proposal seeks to retain the enlarged side addition to facilitate the linking of the lower ground and ground floor flats into a single unit. It is noted that the existing side extension appears incongruous and unresolved. There are a number of side infill extensions within this group of detached buildings on the southern side of King Henry's Road; the most successful of these are significantly set back from the front elevation, as proposed here.

Due to the prevalence of side infill extensions within this group of detached villas, it is considered that the proposals would not harm the group's character or the character and appearance of the wider conservation area. The proposed traditional facing materials (London stock bricks) would be in keeping with the host building and the wider area and the overall height and massing of the extension would remain subordinate to the host building.

The external rear staircase from raised ground level to the garden would be removed which would reduce visual clutter on the rear elevation.

In terms of amenity impact, the proposed side extension would sit alongside the boundary with no. 145 King Henry's Road. This property contains a small stairwell window at ground floor level at the equivalent height of the proposal. Given the window does not serve a principal habitable room, the resulting impact on daylight and outlook would not be unacceptable in this context.

Camden Local Plan policy T2 limits the availability of parking and requires all new developments in the borough to be car-free. However, given that there is a reduction in the number of units, it is considered that a S106 legal agreement to secure car-free housing would not be required in this instance.

One objection has been received prior to making this decision and this has been addressed above and in the attached consultation summary. The planning history of the site and surrounding area were taken into account. Special regard has been attached to the desirability of preserving or enhancing 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 proposal is in general accordance with policies A1, D1, D2, H3 and T2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

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 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer