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Development Management
London Borough of Camden
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Dear Sir or Madam

Re: Application for Planning Permission at Flat 1, 117 King Henry's Road

On behalf of our client, Mr James Esterkin, we are writing to apply for planning permission for a side extension at the lower ground and ground floor flat (Flat 1) at 117 King Henry's Road, NW3 3RB.

The side extension will provide a new secure entrance to the property and will also improve the quality of accommodation by enabling a more generous entrance and enhanced access by virtue widened steps. The extension has been sensitively designed to ensure it has an acceptable impact upon the appearance of the host property and the wider conservation area. The door will be timber clad which will be very similar in appearance to the existing side gate. The roof will be zinc and will accommodate a rooflight. Also proposed is the raising of the party wall.

The following information has been submitted to support the application:

- Application form – prepared by Boyer
- A complete set of existing and proposed plans including a site location plan – prepared by Platform 5 Architects
- Design and Access Statement – prepared by Platform 5 Architects

Site and Surroundings

The site is located on the south of King Henry's Road, close to the junction with Lower Merton Rise. It comprises a three storey plus lower ground floor brick semi-detached property. The applicant owns the ground and lower ground floors of the property which comprises a four bedroom duplex unit.

The property is accessed via a wooden entrance gate to the west of the site, which leads to a narrow set of entrance steps down to the lower ground floor side entrance (illustrated on page 3 of the DAS). On this floor is the main living accommodation and two bedrooms. The property has recently been extended to the rear at lower ground floor level to provide a large open plan living area which leads out to the private garden. The property benefits from consent for an outbuilding at the end of the garden which was approved in 2020 (ref: 2020/1082/P). An internal staircase leads to the ground floor accommodation which comprises two further bedrooms and a study.



The site is located within the Elsworthy Conservation Area. It is not identified within the Conservation Area Appraisal as being a significant contributor to the conservation area. The property is not listed nor is it included within the Local List.

The site is located in Flood Zone 1, with the lowest risk of flooding.

Planning History

The Site

The recent planning history for the site is summarised below. These applications confirm that the principle of extensions and enhancement of the property is supported by the Council.

Reference	Description	Decision
2020/1082/P	Erection of a single storey outbuilding	Approved 23/04/2020
2015/2058/P	Variation of condition 3 (approved plans) of planning permission 2014/4525/P dated 04/11/2014 (for the erection of a single storey rear extension), namely to erect new metal gate to secure front lightwell, excavate new shallower access steps, replace bin storage unit, gas meter, side gate, erect side canopy roof and gate, add additional rear window and green roof, drop rear and side cill heights.	Approved 05/05/2015
2014/4525/P	Erection of a single storey rear extension, following retaining the existing bay window at lower-ground floor level in connection with existing lower/ground floor maisonette. (Revised)	Approved 12/08/2014

Surrounding Area

There are also a number of permissions of relevance along King Henry's Road involving side extensions. These are summarised below. Together they demonstrate that the Council has accepted the principle of side extensions in this location within the Elsworthy Conservation Area.

Address	Reference	Description	Decision
149-151 King Henrys Road	2020/3942/P	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; external alterations including provision of cycle store to front and new window at upper ground floor level on east elevation; hard and soft landscaping to rear	Approved 29/04/2020

34A King Henrys Road	2019/6332/P	Erection of single storey rear, side and front extensions at lower ground floor level	Approved 14/01/2020
121 King Henrys Road	2018/2381/P	Demolition and replacement of existing lower ground floor rear extension; Enlargement to existing two storey side extension and alteration to side staircase window; Erection of side/front extensions at lower ground level	Approved 19/07/2018
109 King Henrys Road	2018/1590/P	Erection of a single storey side and rear extension to residential flat (Class C3).	Approved 16/05/2018

Planning Policy Context

The development plan for the London Borough of Camden comprises the London Plan (2021) and the Camden Local Plan (2017). Other material considerations include the National Planning Policy Framework (NPPF) (2019), the National Planning Policy Guidance (NPPG) and LB Camden's Supplementary Planning Documents (SPDs). Those of relevance to this application are the following:

- Design CPG (2021)
- Home Improvements (2021)
- Elsworthy Conservation Area Appraisal (2009)

London Plan (2021)

The 2021 London Plan provides the strategic policy context for Greater London and provides an integrated framework for its development over the next 20-25 years. One of the main themes of the plan is Good Growth, with a focus on affordable homes and a more socially integrated and sustainable city. Its main themes are economic development, social development and improvement of the urban environment. Relevant policies are:

- Policy D4 – Delivering Good Design
- Policy D6 – Housing Quality and Standards
- Policy HC1 – Heritage Conservation and Growth

Camden Local Plan (2017)

The relevant policies in this instance are:

- Policy A1 – Managing the Impact of Development
- Policy D1 – Design
- Policy D2 – Heritage

Assessment

Design

Policy D1 (Design) of the Local Plan outlines the Council's approach to ensuring high quality design across the borough. Proposals should, amongst other things, respect local context and character, preserve or enhance any historic environments, incorporate sustainable construction methods, comprise details and materials which are high quality, as well as integrating well with the surrounding streets.

The Home Improvements SPD provides some further guidelines on this and states that side extensions should be set back from the main front elevation; be secondary to the building being extended in relation to location, form, scale and detailing; be built of materials which are sympathetic to the existing building wherever possible; respect and celebrate existing architectural features into new design. It also specifies that side extensions should normally be confined to a single storey.

The proposed side extension is single storey and is modest in scale and design in relation to the host property. It will be sited in a similar position as the existing side gate, which is set back from the front elevation in accordance with the guidelines in the Home Improvements SPD. It will also match the height of the adjacent security gate at No. 119. With regards to materiality, the extension will have a vertical timber clad front door which will be very similar in appearance to the existing side gate. Given its position at lower ground floor level, its visibility from the street will be limited.

Overall, the design will ensure that the extension is a high quality addition which is very similar in appearance and scale to the existing side gate. The extension will therefore be a subordinate addition to the property which does not compete with the main front elevation of the property.

Heritage

As the site is located within the Elsworthy Conservation Area it is necessary to review the relevant conservation and heritage policies. Paragraph 189 of the NPPF requires applicants to describe the significance of any heritage asset affected by proposals which should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal.

Policy HC1 of the London Plan seeks to ensure that proposals affecting heritage assets conserve their significance by being sympathetic to the assets' significance and appreciation within their surroundings. Similarly Policy D2 of the Local Plan requires proposals within conservation areas to preserve, or where possible, enhance the character and appearance of the area.

The Elsworthy Conservation Area Appraisal also provides some guidance on alterations to existing buildings and advises that these should be subordinate to the existing building and should not detract from its character by being over-dominant.

The proposed side extension has been carefully designed so that the scale, proportions and appearance remain subordinate to the main building. Given the position of the extension at lower ground floor level, it will have limited visibility from the street. The proposals will therefore ensure that there is no harm to the character of the Elsworthy Conservation Area.

Impact on Neighbours

Policy A1 (Managing the impact of development) of the Local Plan outlines how the Council will consider the visual impact, sunlight, daylight and overshadowing, noise and vibration levels to ensure an acceptable impact on neighbours. This is echoed in the Home Improvements SPD which advises that side extensions should consider the amenity of adjacent properties.

Given the position of the extension to the side and at lower ground floor, the impact on neighbouring flats will be minimal. The only new window will be a skylight to the roof of the extension, which will not result in any loss of privacy for neighbouring flats. With regard to the increase in the height of the party wall, there is an adjacent window at No. 119 at lower ground floor level but given that this is already predominantly located below the party wall, the increase in the height is unlikely to cause any significant daylight and sunlight impacts.

Summary

Overall, the side extension will be a high quality addition to the property which will enhance the standard of accommodation of the duplex flat and will be a subordinate addition to the host building which does not compete with the property. The position at lower ground floor will ensure that there are no adverse impacts on neighbours. It will also ensure that the extension has limited visibility from the street, thereby ensuring that there is no adverse impact upon the character and appearance of the Elsworthy Conservation Area.

I trust you have everything you need to validate and consider the application, however if there is anything further you require please do not hesitate to contact me.

Yours sincerely



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