



**Date: 06/09/2021**  
**Our ref: 2021/3073/PRE**  
**Contact: Nora-Andreea Constantinescu**  
**Direct line: 020 7974 6253**  
**Email: [nora-andreea.constantinescu@camden.gov.uk](mailto:nora-andreea.constantinescu@camden.gov.uk)**

**Planning Solutions Team**  
**Planning and Regeneration**  
Culture & Environment  
Directorate  
London Borough of Camden  
2<sup>nd</sup> Floor  
5 Pancras Square  
London  
N1C 4AG

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dear Pri Anand,

**Re: 151 A King Henry's Road, NW3 3RD**

Thank you for submitting a pre-planning application enquiry for the above property which was received on 23/06/2021 together with payment of £441.34 received on 24/06/2021. The advice below is based on the information provided, and site desktop assessment.

## **1. Development Description**

The proposed development includes:

- Demolition of existing single storey rear extension and erection of a single storey rear extension at lower ground floor level
- Roof extension to include front and rear dormers
- Façade alterations

## **2. Planning History**

Previous relevant records at the application site:

**2010/3520/P** - Studios 1 and 2, 151A King Henry's Road - Change of use from two residential dwellings to a single dwelling (Use Class C3), including the insertion of a new window to the rear elevation. – **Granted 01/09/2010**

**2004/2898/P** - 151A King Henry's Road - Erection of new dormer to replace existing rooflight on rear roof slope of the dwellinghouse. – **Granted 11/03/2005**

**2003/3604/P** - 151A King Henry's Road - Erection of a rear roof dormer extension – **Refused 02/03/2004**

*RfR: The proposed dormer, by reason of its excessive size, unsympathetic design, and location set above the eaves and unrelated to lower floor windows, would be detrimental to the appearance of the building and the character and appearance of the conservation area.*

Relevant planning history at the neighbouring site:

**2017/1916/P** - 151 B King Henry's Road - External alterations including erection of single storey rear extension at lower ground floor level and removal of existing side infill extension. – **Granted 20/06/2017**

### 3. Site description

The application building is a four storey building, with roof level accommodation space, located on the southern side of King Henry's Road. The application building is a single family dwelling and the area is predominately residential.

The site lies within Elsworthy Road Conservation area and the Conservation Area Appraisal identifies it as making a positive contribution to it, along with its semi-detached pair.

### 4. Assessment

#### Rear extension

- The rear of the property expands on two separate ground levels. The existing extension sits at a lower level whilst the other side at higher level. The existing single storey glazed structure does not appear to hold any significant architectural merit and therefore its removal is acceptable.
- The proposed extension would extend along the full width of the building but from the rear it would appear as formed from two elements, one with a lower height and other 1.1m higher. Whilst not explained in the documentation submitted, it is understood that the higher element makes reference to the previous site context of two different ground levels. Whilst this consideration is appreciated, given the existing composition and symmetry of the host building and its semi-detached pair, the proposal would appear to harm this symmetry and architectural composition. You are advised that a full width rear extension to be acceptable in this context should maintain the architectural symmetry of the host building and neighbouring ones.
- In terms of detailed design the proposed elevational treatment and glazed vs green roof structure to differentiate the two elements should be acceptable.
- The proposed green roof is welcomed as it would add to the biodiversity of the site and replace the green areas removed subject to the proposed extension. You are advised that generally green roofs in order to be sustainable and provide their full benefits should have a substrate no less than 100mm.
- The site's underground constraints relate slope stability and ground water flow. Given the proposals involves a degree of excavation you are advised to undertake a Screening assessment to ensure not harm to the structural stability of the host building would be caused by the excavation nor to the local drainage, flooding, hydrology, groundwater and ground movement.
- In relation to impact on neighbouring amenity, the proposed element of the extension siting at the lower level, it would replace the existing structure, and therefore it would cause no additional harm to the neighbouring amenity. The higher element of the proposed extension would sit at over 3m away from the windows of neighbouring

property at no. 151 and therefore no significant should arise in terms of loss of light, outlook, privacy. In the event of a future planning application, formal public consultation would take place where responses from neighbours would be considered in the assessment of the scheme.

#### Juliet balcony at ground level, rear bay window

- The proposed Juliet balcony would alter the opening within the bay window to a door in a harmful manner, when considering the architectural composition of the host building. The proposed balustrade would add visual clutter at this level and would not be supported in the event of a future planning application.
- No harm to the neighbouring amenity is identified from the proposed Juliet balcony.

#### Roof extension

- The property has been extended with a small side dormer subject to previous consent.
- The proposed front and rear dormers would have a similar size and be set in from all eaves margins except the side slope. The dormers would be aligned with the windows below and respect the hierarchy of openings. Given the close proximity to the side slope, you are advised to reduce the dormers' cheeks to maintain a subordinate appearance to their associated roof slopes.
- Given the position and projection of the proposed roof extensions, it is not considered that harm would be caused to the neighbouring amenity.

### **5. Recommendations**

Subject to the following recommendations the proposals should be acceptable in the event of a future planning application:

- Ensure the proposed rear extension maintains the symmetry along the semi-detached pair in terms of mass and scale.
- Ensure the green roof substrate depth of min 100mm.
- Remove the proposed Juliet balcony.
- Proposed dormer cheeks should be slimmer to maintain their subordination to the main roof slope.

Please see appendix 1 for supplementary information and relevant policies.

If you have any queries about the above letter or the attached document please do not hesitate to contact Nora Constantinescu (0207 974 5758)

Thank you for using Camden's pre-application advice service; I trust this is of assistance in progressing your proposal.

**Please Note: This document represents an initial informal officer view of your proposal based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.**

Yours sincerely,

Nora Constantinescu

Planning Officer  
Planning Solutions Team

**Appendix 1:****Relevant Constraints:****Elsworthy Road Conservation Area****Underground development constraint: Slope stability****Underground development constraint: Subterranean (groundwater) flow****Relevant policies and guidance:****National Planning Policy Framework 2021****London Plan 2021****Camden Local Plan 2017**

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy A5 Basements

Policy D1 Design

Policy D2 Heritage

Policy CC1 Climate change mitigation

Policy CC2 Adapting to climate change

**Camden Supplementary Guidance 2018-2021**

CPG – Design

CPG – Home Improvements

CPG – Amenity

CPG – Energy efficiency and adaptation

**[Elsworthy Road conservation area appraisal and management strategy 2009](#)****Planning application information:**

The following documents should be included with the submission of a full planning application:

- Completed householder planning application form
- The appropriate fee of £206
- Location Plan (scale 1:1250)
- Site Plan (scale 1:200)
- Floor plans (scale 1:100) labelled 'existing' and 'proposed'
- Elevations and sections (scale 1:100) labelled 'existing' and 'proposed'
- Design and Access and Statement
- Photographs with the site and surroundings
- Green roof details

Please see the following link to supporting information for planning applications

<https://beta.camden.gov.uk/planning-statements-and-additional-supporting-information?inheritRedirect=true>

We are legally required to consult on applications with individuals who may be affected by the proposals. We notify neighbours by displaying a notice on or near the site and placing an advert in the local press. We must allow 23 days from the consultation start date for responses to be received. We encourage you to engage with the residents of adjoining properties before any formal submission.

Non-major applications are typically determined under delegated powers. However, if we receive three or more objections from neighbours, or an objection from a local amenity group, the application will be referred to the Members Briefing Panel if officers recommend it for approval. For more details click [here](#).