

Application ref: 2021/5041/P  
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Date: 18 March 2022

**Development Management**  
Regeneration and Planning  
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Resi  
International House  
Canterbury Crescent  
Brixton  
London  
SW9 7QD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**151 A King Henry's Road**  
**London**  
**NW3 3RD**

Proposal: Demolition of existing conservatory and erection of single storey rear extension, facade alterations and erection of a dormer window on each of the front and rear roof slope.

Drawing Nos: B83993-1500 B; B83993-1100 A; B83993-1101 A; B83993-1200 A; B83993-1201 A; B83993-1202 A; B83993-1300 A; B83993-3100 A; B83993-3101 A; B83993-3200 B; B83993-3201 B; B83993-3202 B; B83993-3300 B.

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:

B83993-1500 B; B83993-1100 A; B83993-1101 A; B83993-1200 A; B83993-1201 A; B83993-1202 A; B83993-1300 A; B83993-3100 A; B83993-3101 A; B83993-3200 B; B83993-3201 B; B83993-3202 B; B83993-3300 B.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to relevant part of work begun, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance;
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used, and substrate of 100mm minimum;
  - iii. full details of planting species and density.

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Most of the properties along King Henry's Road have been extended previously at lower ground floor levels with single storey extensions, along full or partial width of the original buildings. The application site has a glazed structure which extends around the existing rear bay window, at lower ground floor level. As such, the proposal to demolish the existing structure and extend with a full width extension of a similar depth and height is supported.

In terms of detailed design, the proposed extension would have a solid element with a green roof on top and two rooflights and a fully glazed element in continuity. The structure will open into the rear garden with a glazed sliding doors separated by pillars which pick up on the scale of existing architectural and natural features. The extension has been revised by reducing the height of the glazed element to one lower level. Overall, the proposed rear extension would be subordinate to the host building and neighbouring ones and preserve

the existing character along the street. Details of the green roof would be secured by condition.

Given the location of the proposed extension at lower ground floor level, its modest scale similar to the one existing, existing extension at no. 151B and gap between the application site and no. 151, there would be no significant harm caused to the neighbouring amenity in terms of loss of light, outlook or privacy.

Most of the buildings of the same typology with the application site have been extended with roof dormers along the slopes of their roof, subject to previous planning consent. The application building has a side roof dormer which would be retained. Two new dormers are proposed to front and rear roofslopes. The proposed dormers would both have modest scale and projection and generally retain a proportionate area of the roofslopes. They would maintain the hierarchy of the openings across the elevations and have traditional a timber sash window to the rear and three pane window to the front, which align with the existing appearance of the building to front and rear elevations. Externally the dormers would be cladded in hung tiles to match existing. Overall, the proposed dormers would be a subordinate addition to the host building, preserving its character and appearance.

The two existing rooflights to front and rear roofslopes would be relocated closer to the roof ridge. The rooflights would have small scale and be Conservation type flushed with the roofslope, which would fit in with the existing character.

Due to the nature and design of the proposed roof extensions, there would be no significant harm caused to the amenity of neighbouring occupiers in terms of loss of light, outlook or privacy.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

Objections were received from Elsworthy Road CAAC and Residents Association, but they have been subsequently withdrawn, in light of the revised scheme. One objection was also received in relation to the inaccuracies of the drawings showing the site boundary, which have been addressed through revised drawings. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1, D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 2021.

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer