

Application ref: 2021/5245/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
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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

UPP Architects and Town Planners
Atrium
The Stables Market,
Chalk Farm Road
London
NW1 8AH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**26 King Henry's Road
London
NW3 3RP**

Proposal:

Installation of an additional rooflight on front roofslope, a rear dormer window with Juliet balcony and a side dormer window.

Drawing Nos: 026KI-A-01-001, 026KI-A-01-002, 026KI-A-02-001, 026KI-A-02-002, 026KI-A-03-001, 026KI-A-03-002, 026KI-A-03-003, 026KI-A-03-004, 026KI-A-03-005, 026KI-A-05-002, 026KI-A-05-002, 026KI-A-06-001, 026KI-A-06-002, 026KI-A-06-003, 026KI-A-06-004, 026KI-A-02-101, 026KI-A-02-102, 026KI-A-03-101, 026KI-A-03-102, 026KI-A-03-103, 026KI-A-03-104, 026KI-A-03-106, 026KI-A-05-101, 026KI-A-05-102, 026KI-A-06-101, 026KI-A-06-102, 026KI-A-06-103, 026KI-A-06-104, 026KI-A-06-105.

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: 026KI-A-01-001, 026KI-A-01-002, 026KI-A-02-001, 026KI-A-02-002, 026KI-A-03-001, 026KI-A-03-002, 026KI-A-03-003, 026KI-A-03-004, 026KI-A-03-005, 026KI-A-05-002, 026KI-A-05-002, 026KI-A-06-001, 026KI-A-06-002, 026KI-A-06-003, 026KI-A-06-004, 026KI-A-02-101, 026KI-A-02-102, 026KI-A-03-101, 026KI-A-03-102, 026KI-A-03-103, 026KI-A-03-104, 026KI-A-03-106, 026KI-A-05-101, 026KI-A-05-102, 026KI-A-06-101, 026KI-A-06-102, 026KI-A-06-103, 026KI-A-06-104, 026KI-A-06-105.

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Currently there is one small rooflight to the side and one large one to the front. The proposal is to add another front rooflight lower down the slope, replace the side rooflight by a dormer and instal a new rear dormer with balcony. The design and form of the dormers has been revised and improved during the course of the application.

The scale, bulk, detailed design and materials of the proposed side and rear dormer windows would be similar to existing dormer windows located at several neighbouring properties, as well as almost identical to those recently approved at the adjoining property no. 24 (permission dated 4.11.20 ref 2020/1592/P). They would be suitably set down below the roof ridge and in from the sides, therefore appearing subordinate, as well as maintaining the overall original roof form and appearance in accordance with the Home Improvements CPG.

Concern was initially raised by the Council to the proposed small balcony to the rear which is not characteristic of any other buildings in this stretch of locally listed properties. However, following the submission of amended drawings which replaced the balcony with a Juliet balcony, the proposal is considered to be respectful of the character and appearance of the host building and wider area, and is therefore acceptable. The Juliet balcony is a modern feature but would not visible from the public realm; a further revision was made to replace the glass balustrade with a traditional black metal balustrade railing which is considered to be respectful of the age and architectural period of the property.

The proposed additional front rooflight is not considered to be perceivable from street as the properties lining the road are substantial three storey villas with

comparatively low roof pitches that cannot be seen from the street below. For this reason the additional rooflight, which is fairly modest in size, is considered acceptable.

Overall the additions are considered to not harm the character and appearance of the host property and streetscene.

Given the siting and scale of the proposals, as well as the orientation of the dormer windows and presence of railway lines at the rear of the host property, the proposal is not considered to have any adverse impact on the amenity of residential occupiers in terms of noise, loss of light, outlook or privacy. The Juliet balcony to the rear is very modest and not considered to increase any opportunities for overlooking to neighbouring habitable rooms.

The site's planning and appeals history has been taken into account when coming to this decision. One objection was received in relation to the original proposal's small rear balcony. The balcony in its previous form was not considered to give rise to any overlooking issues to the rooflights on the single storey extension below; however this has been revised to a Juliet balcony which does not protrude but does provide ventilation and a sense of connection with the outside for the dwelling which does not benefit from any outdoor private space.

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, as well as the London Plan 2021 and the National Planning Policy Framework 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 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer