

Application ref: 2022/1701/P
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Date: 22 August 2022

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Mr Marcus Bradbury-Ross
112 King Henry's Road
Camden
London
NW3 3SL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**112 King Henry's Road
London
Camden
NW3 3SL**

Proposal:

Details pursuant to condition 4 (a - all windows & b - balustrade at first floor level) required as part of planning permission 2021/4927/P dated 23/12/2021 for 'Erection of a first floor rear extension and second floor extension, and internal alterations to main residential unit'
Drawing Nos: 112KHR/830/202A; 112KHR/830/201; 112KHR/830/205;
112KHR/830/203; 112KHR/830/208; 112KHR/830/BAL; 112KHR/830/207A;
112KHR/830/206B; 112KHR/830/202C Heritage 2800 Casement vertical section; PLD
22 31556 220420-winsec

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval:

The details provided are considered sufficient to discharge condition 4 a). The two proposed windows on the first floor at the rear would be of uPVC and they would match the existing ones on the application property in terms of sizes, proportions, styling and appearance.

The planning merits of the development have already been assessed under the parent planning permission 2021/4927/P. It has been established that there would be minimal overlooking as the windows face the flank wall of 5 Lyttleton Close which has one high level obscured glazed window not serving a habitable room. The proposed window on the first floor on the west side elevation would also be of uPVC and it would match the existing windows in terms of design, size and materials. It would be obscured in order to minimise overlooking and privacy impact on the neighbours on Lyttleton Close. The proposed windows on the second floor extension to the front would match the windows on the floors below, and although the windows to the rear are smaller, they are of uPVC and are aligned with the fenestration to the rear on the floors below. Their appearance and details would fit in with the character of the building and the estate.

The details provided are considered sufficient to discharge condition 4 b). The proposed balustrade at first floor level would be of plain metal railings, square in profile and painted white, which is consistent with the Council's Chalcot's Estate design guidance and would match the balustrading on neighbouring properties in the area. The proposed railings would therefore fit in with the character of the host building and the estate.

The submitted details are consistent with the appearance of the existing building and they would uphold the character and visual amenity of the estate.

The full impact of the proposed development has already been assessed.

One objection has been received prior to making this decision, regarding the consistency of the conditions and details of obscured glazing. It should be noted that there is no statutory requirement to consult on 'approval of details' applications. However, the windows as shown, are as per the planning permission (2021/4927/P), the requirement for obscure glazing has been secured under condition 6 of planning permission 2021/4927/P and the submitted details under this application would meet the requirements of condition 4 of the planning permission to 'safeguard the appearance of the premises and the character of the immediate area'.

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 and D1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref planning permission 2021/4927/P dated 23/12/2021, which need details to be submitted, have been approved.

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 centered on the page.

Daniel Pope
Chief Planning Officer