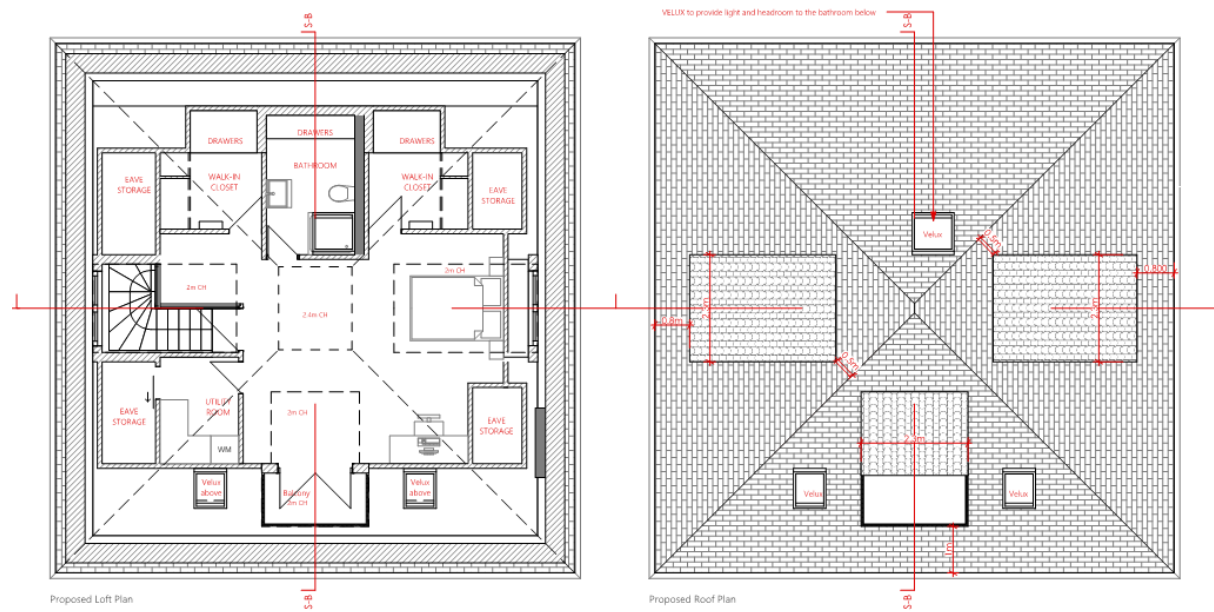


# 2022/1004/P - 141 Flat Top Floor King Henry's Road

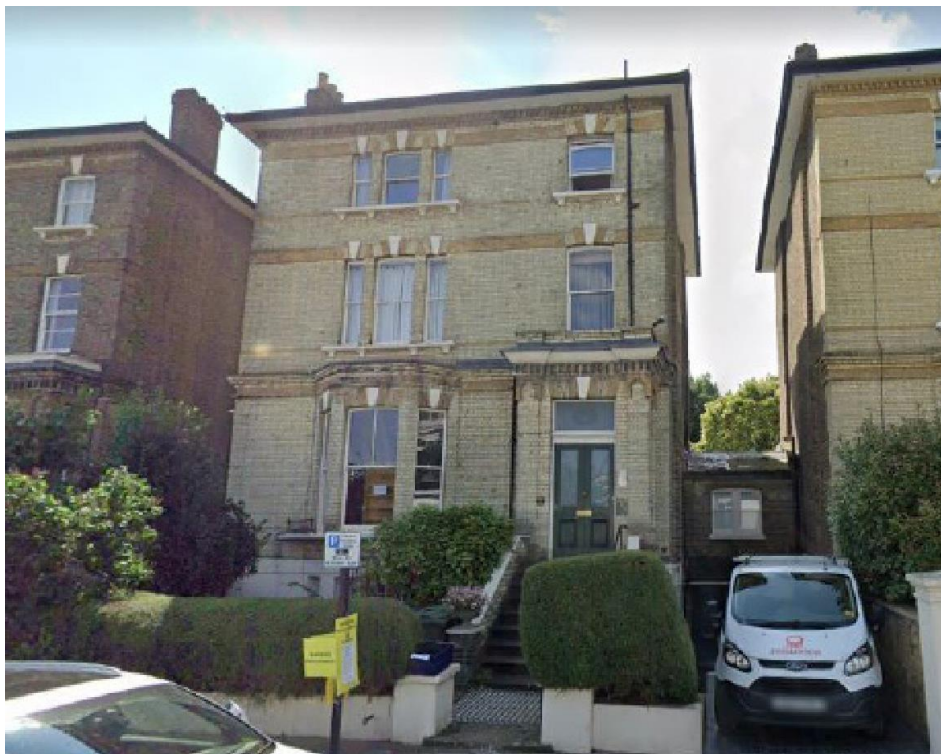


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## Site Photos and plans



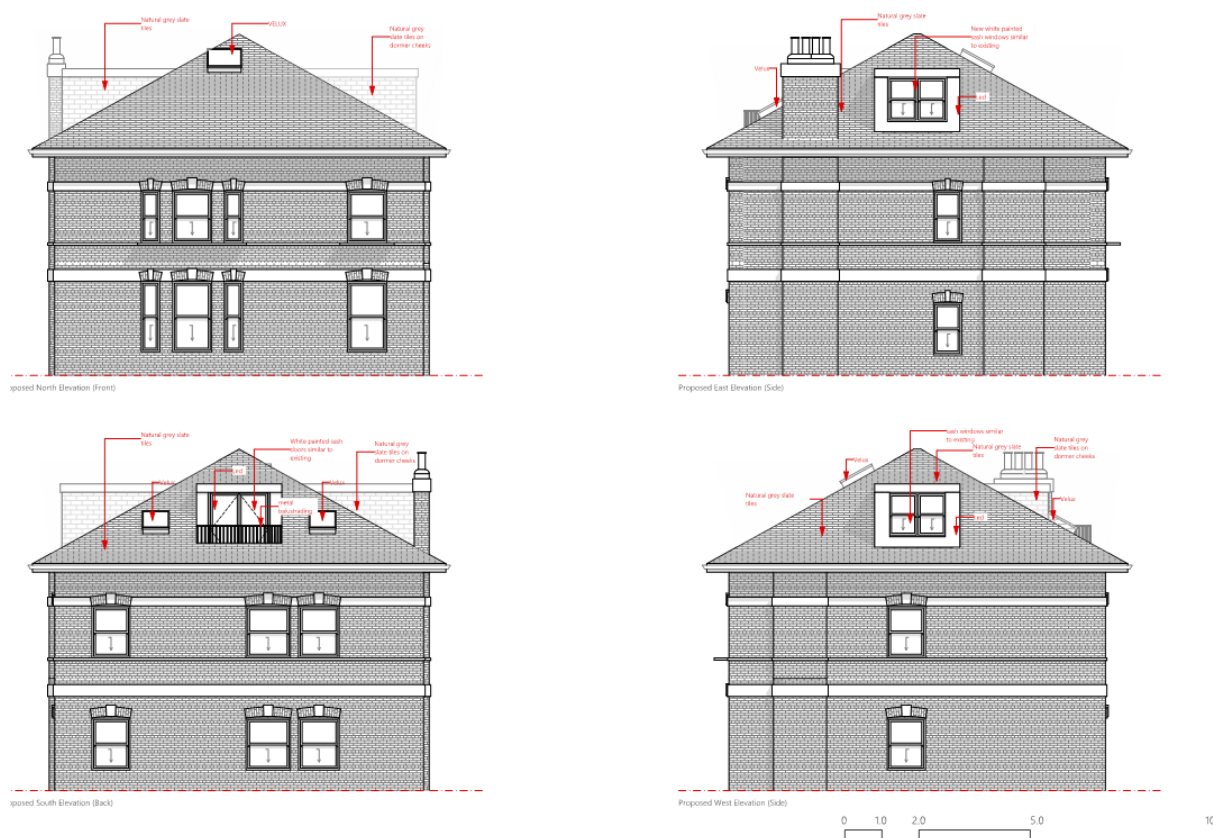
### 1. Proposed plans



### 2. View of the front



3. Aerial view showing other dormers in situ



#### 4. Proposed elevations

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	09/05/2022
		N/A		Consultation Expiry Date:	22/05/2022
Officer			Application Number(s)		
Josh Lawlor			2022/1004/P		
Application Address			Drawing Numbers		
Flat Top Floor 141 King Henry's Road London NW3 3RD			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Addition of dormers windows to front, rear and side roof slopes. Rear dormer to have an inset balcony and rooflights to front and rear.					
Recommendation(s):		Grant Planning Permission subject to conditions			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:		0	No. of responses	0	No. of objections	
Summary of consultation responses:	A site notice was displayed near the site from 22/04/2022 (expiring 16/05/2022). A press advert was advertised from 28/04/2022 (expiring 22/05/2022)  No responses received					
Elsworthy CAAC	The Elsworthy CAAC objected on the following grounds-  The proposals are not dormer windows they are huge new roof forms with pitched roofs, have large areas of wall surface and do not relate to the façade of the building.  The proposals massacre a beautiful unspoilt roof  Officer Response: The front dormer has been removed and the side and rear dormers have been reduced in scale so that they retain more of the roof space and appear as modest projections					

## Site Description

The site is a four storey detached building on the western side of King Henry's Road. It is located within the Elsworthy Conservation area and is identified as making a positive contribution to the character and appearance of the conservation area. The application relates to the second floor flat.

## Relevant Planning History:

N/A

## Relevant policies

**The National Planning Policy Framework 2021**

**The London Plan 2021**

**Camden Local Plan (July 2017)**

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

## Supplementary Guidance - Camden Planning Guidance

- [Amenity](#) - January 2021
- [Design](#) - January 2021
- [Home Improvements](#) – January 2021

**Elsworthy Road conservation area appraisal and management strategy 2009**

## Assessment

### 1. Proposed Development

- 1.1. The proposal is for an additional three dormer windows (sides and rear). The dormers would have natural grey slate tiles. The proposal would provide an additional bedroom with an ensuite walk-in closet and workspace. The dormers would be 2.3m in width and set 800mm (sides) and 1m (rear) from the eaves. They would be set 500mm from the ridge. There would be an inset balcony to the rear dormer. There would be two modest roof light to the rear and one to the front roof slope.

### 2. Revisions

- 2.1. The front dormer has been removed from the proposals. The side and rear dormers have been reduced significantly in scale. They are now set away sufficient distance from the eaves, and ridge and have larger areas of glazing.

### **3. Assessment**

2.1. The principal considerations material to the determination of this application are as follows:

- Design and conservation
- Impacts on residential amenities of neighbouring occupiers

### **4. Design and heritage**

- 4.1. Local Plan Policy D1 seeks to secure high-quality design in development which respects local context and character. Policy D2 will not permit development that results in harm that is less than substantial to the significance of the heritage asset unless the public benefits of the proposal significantly outweigh that harm.
- 4.2. CPG Design paragraph 5.14 states that 'a roof alteration or addition is likely to be unacceptable where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene:
- Buildings whose roof construction or form are unsuitable for roof additions;
  - Buildings designed as a complete composition where its architectural style would be undermined by any addition at roof level;
  - Where the scale and proportions of the building would be overwhelmed by an additional extension/storeys.
- 4.3. There are many examples of side and rear dormers on this street. The introduction of sensitively proportioned dormers would not harm the character and appearance of the host building or conservation area. The dormer roof extensions would retain the overall roof form and not appear as dominant additions. The rear dormer would not be visible from the street and it would only be possible to glimpse the side dormer cheeks from the street. The rear dormer would have a modest balcony which is partly inset into the space in the roof void and uses a small balcony to comply with building regulations. The rooflight to the front roof slope is modest in scale and is high up on the roof slope so will not be visible. A condition is imposed to require the rooflights to be conservation style so flush with the roof. The two rear rooflights to the rear are acceptable in terms of location and size. The use of natural slate and timber windows is appropriate for the style of the host building.
- 4.4. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance conservation area, under s. 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

### **5. Residential amenity**

- 5.1. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. The factors the Council will consider visual privacy, outlook; sunlight and daylight and overshadowing.
- 5.2. The potential for mutual overlooking towards the dormer window at neighbouring 143A is not considered harmful and this form of overlooking has already been established elsewhere on the street. There are no harmful amenity impacts in terms of overlooking or loss of light to neighbouring properties from the proposed dormer windows or rear balcony.

### **6. Recommendation**

6.1. Grant planning permission subject to conditions.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 5<sup>th</sup> September 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2022/1004/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Email: [Josh.Lawlor@camden.gov.uk](mailto:Josh.Lawlor@camden.gov.uk)  
Date: 25 August 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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

EcosMaclea  
8A Chamberlain Street  
London  
London  
NW1 8XB

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Flat Top Floor**

**141 King Henry's Road**

**London**

**NW3 3RD**

# DECISION

Proposal:

Addition of dormers windows to front, rear and side roof slopes. Rear dormer to have an inset balcony and rooflights to front and rear.

Drawing Nos: 21043-3GA-01, 21043-3GA-02, 21043-3GA-03, 21043-3EX-03, 21043-3EX-04, 21043-3EX-02 (Revised plans dated 07/08/2022).

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- 21043-3GA-01, 21043-3GA-02, 21043-3GA-03, 21043-3EX-03, 21043-3EX-04, 21043-3EX-02 (Revised plans dated 07/08/2022).

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

- 4 Notwithstanding the details shown on the drawings hereby approved, the rooflights shall be conservation style (flush with the roof slope)

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.

#### Informative(s):

- 1 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.

- 2 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](http://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.

- 3 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).

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

Chief Planning Officer

**DRAFT**

**DECISION**