

Application ref: 2022/2124/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
Date: 23 February 2023

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

Miss Anna Brightmore
29 Spring Gardens
Newark
Nottinghamshire
NG24 4UW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**31 King Henry's Road
London
NW3 3QR**

Proposal:

Erection of single storey rear extension, formation of new door and window openings, modification to 3 existing windows to side elevation, and reinstatement of gate opening to boundary wall on Ainger Road.

Drawing Nos: Site Location Plan 1258-13/00, 01, 01 part, 02, 03, 13, 14, 15, 16, 17.

Design & Access and Sustainability Statement 29/03/2019.

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: Site Location Plan 1258-13/00, 01, 01 part, 02, 03, 13, 14, 15, 16, 17. Design & Access and Sustainability Statement 29/03/2019.

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:

The proposed erection of a single storey rear extension along with alterations to the side elevation and reinstatement of the pedestrian gate opening to the boundary wall on Ainger Road are considered acceptable in terms of scale, design and materials and would not appear incongruous within the setting of the host residential building or its surrounding neighbours and wider area. This application follows similar schemes at the same site which were approved, most recently in 2013 (planning permission ref 2013/3818/P).

The proposed pitched roof rear extension at lower ground floor would be constructed of brick to match the host building with new fenestration facing the rear garden. The extension would project approximately 5.5m from the rear wall and would be approx. 4.4m in width. The ridge height of the pitched roof would be approx. 3.45m and would be positioned below the window sill of the upper ground floor level. The proposed extension is considered to be a subordinate addition to the host property with minimal visual impact given its secluded position at lower ground floor rear.

The alterations to the side elevation are considered to be quite minor in nature, positioned at lower ground floor within the side passageway, it is not considered there would be any harmful impact from the re-positioning of the doorway and alterations to windows in this location. Given the narrow side passage, the alterations would not be visible from the public realm.

The re-instatement of the gate opening to the rear boundary with Ainger Road is considered acceptable in this location. The new gate would be positioned between existing gate pillars. The new gate would be the same height as the existing boundary wall and would open inwards. It is noted that the street sign for Ainger Road would need to be moved in order to facilitate this aspect of the development, which would need approval from the relevant Council department separately. Nevertheless in planning terms, the proposed gate is acceptable.

Given the position of the host site and proposed works, the single storey extension and other alterations would not have any harmful impact on neighbouring residential amenity in terms of loss of light, outlook, or privacy.

No objections have been received prior to making this decision. The planning history of the site and neighbouring sites has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and T1 of the Camden Local Plan 2017. The proposed development also accords with 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. The Highway Authority's permission for moving the existing street-name in front of the garden wall should also be sought by contacting the Streetworks Authorisations and Compliance Team.
- 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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer