

Application ref: 2023/3357/P
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Date: 20 October 2023

Development Management
Regeneration and Planning
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GF Studio
Unit 1 Office 7
Hawthorn Business Park
165 Granville Road
London
NW4 2AZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
38 Ingham Road
London
NW6 1DE

Proposal:
Demolition of conservatory and erection of single-storey ground floor rear extension
Drawing Nos: Site Location Plan GA 01 01 A, GA 01 02 A, GA 01 100 A, GA 01 101 A,
GA 01 102 A, GA 01 103 A, GA 05 01 A, GA 03 100 A, GA 03 101 A, GA 03 102 A, GA
03 103 A, GA 05 02 A, Design and Access Statement

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 GA 01 01 A, GA 01 02 A, GA 01 100 A, GA 01 101 A, GA 01 102 A, GA 01 103 A, GA 05 01 A, GA 03 100 A, GA 03 101 A, GA 03 102 A, GA 03 103 A, GA 05 02 A, Design and Access Statement

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 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the erection of a single storey rear extension, replacing the existing conservatory located at ground floor. The proposed extension would have a similar footprint to the existing conservatory and the proposal would be in keeping with the pattern of development in rear gardens along the terrace and would not project deeper into the rear garden than the extensions located in the gardens directly to the east of the site. An acceptable amount of rear garden space would be retained. The extension would be constructed with brick and aluminium doors which would be sympathetic to the host building.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. It would be set back from the boundary with neighbouring no. 40 and would not adversely impact on the daylight and sunlight at this property.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision. One letter of support was received although it noted that the height of the extension should be level with the extension at no. 36 and not obstruct the glazed balustrade at this property which would help with the party wall agreement matters. The proposed extension is only marginally higher than the neighbouring extension and given its location at the rear away from views from the public realm, it is considered acceptable. Party Wall Agreements are a civil matter and are not material planning considerations.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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:

<https://www.gov.uk/appeal-householder-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



Daniel Pope

Chief Planning Officer