

Application ref: 2023/2179/P
Contact: Alex Kresovic
Tel: 020 7974 3134
Email: Alex.Kresovic@camden.gov.uk
Date: 9 January 2024

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

Resi
International House
Canterbury Crescent
Brixton
London
SW9 7QD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**29 Inglewood Road
London
NW6 1QT**

Proposal: Proposed extension to existing basement and full width ground floor level extension with rear windows and doors.

Drawing Nos: Design and Access & Heritage Statement May - 2023 prepared by RESI;
Basement Impact Assessment dated November 2023 prepared by Milvum
Engineering, B178347-1100 & B178347-3100 revision A dated 26/05/2023.

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:

Design and Access & Heritage Statement May - 2023 prepared by RESI;
Basement Impact Assessment dated November 2023 prepared by Milvum
Engineering, B178347-1100 & B178347-3100 revision A dated 26/05/2023.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment prepared by Milvum Engineering dated November 2023 Rev 01 Ref MES/2311/RESI053 hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 6 The roof of the single storey rear infill extension hereby approved shall not be used as a roof terrace and shall be accessed for maintenance purposes only.

Reason: To safeguard the amenities of adjoining properties in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The proposal consists of a single storey rear infill ground floor level extension, with installation of new patio doors and new rooflight as part of an extension to the existing kitchen, which would be enlarged by 24sqm, to include a new dining area.

The existing half width rear extension measures 5.59m from the rear boundary wall and occupies the ground and first floor. It is noted the first floor does not form part of the works subject to this application. The proposal will increase the length of the rear extension by 2m and would be similar to the neighbouring property at no. 27.

The proposed extension would be constructed in materials that resemble, as closely as possible, in colour and texture those of the existing building. The rear infill extension will not be readily seen within the wider context of the conservation area, and would have a height and depth commensurate and proportionate to the host building and the adjoining property's rear extension. As such, the proposal would maintain a subordinate appearance to the host building, which would preserve the character and appearance of the conservation area.

The single storey rear infill ground floor extension incorporates a flat roof, which will be conditioned to not be used as a terrace, which as a result, will reduce adverse impact on amenity in terms of loss of overlooking and privacy. The extension matches the extension of the neighbour to the east and will run along the boundary 5.5m in depth but will only sit roughly 800mm above the boundary fence line to the adjoining neighbour to the west and therefore considered not to adversely impact on enclosure, outlook or dayligh/sunlight. As such, the proposed works due to their nature and position, and the existing structures, are not considered to cause any detrimental impact on amenity.

As part of the basement works, the exiting basement level storage will be increased to incorporate a lightwell. A number of the properties within the street have been granted consent (both historic and more recent) for similarly alterations. Of the near neighbours Nos. 15 (ref. 2022/1265/P), 19 (ref. 2020/2230/P), 23 (ref. 2015/2705/P), and 27 (ref. 2015/3929/P) have been granted permission to extend the basement area within the footprint of the house, introduce a window at basement level into the front bay, and add a single storey rear infill extension. Two of these permissions are recent, and therefore it must be concluded that the precedent for the works proposed has been agreed.

The existing site comprises a 3-storey mid terraced residential property with an existing partial basement beneath the building front associated with a small yard. The proposed basement consists of a single storey basement beneath the main footprint of the existing house, excluding the rear ground floor projection. Basement formation level will be approximately 3.5m below existing ground level. The proposed basement construction method involves conventional underpinning of the existing foundations.

The applicant has supplied a Basement Impact Assessment (BIA) and this has

been audited by the Council's appointed independent auditor, Campbell Reith. The proposed basement development has been found to comply with all necessary requirements in relation to its impact on surroundings. Given the scale, complexity and impact of this proposal, the audit has not identified the need for a basement construction plan.

In order to safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area, the Council would secure by planning condition, details of a suitably qualified chartered engineer with membership of the appropriate professional body to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works.

2 Reasons for granting permission: (continued)

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Two objections were received prior to making this decision. The objections relate to the proposed basement and its impact to the neighbouring properties and the conservation area, right to light, and a boundary dispute. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A5, D1 and D2 of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The development would also accord with the West End Green Conservation Area Appraisal 2011, National Planning Policy Framework 2023 the London Plan 2021.

- 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).
- 4 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.
- 5 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer