

Application ref: 2024/1008/P
Contact: Edward Hodgson
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Date: 14 May 2024

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

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planning@camden.gov.uk
www.camden.gov.uk/planning

WEBB ARCHITECTS LIMITED
Studio B
7 Wellington Road
London
NW10

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
23 Ingham Road
London
NW6 1DG

Proposal:
Erection of single storey wrap around rear and side infill extension at ground floor and alterations to rear ground floor window
Drawing Nos: Site Location Plan 1293.01.00(-), 1293.01.01(A), 1293.01.02(A), 1293.03.01(-), 1293.03.02(-), 1293.01.11(A), 1293.01.12(A), 1293.03.11(A), 1293.03.12(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 1293.01.00(-), 1293.01.01(A), 1293.01.02(A), 1293.03.01(-), 1293.03.02(-), 1293.01.11(A), 1293.01.12(A), 1293.03.11(A), 1293.03.12(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 that would wrap around the existing three-storey rear projection, and the replacement of the existing ground floor rear window with a high-level clerestory window.

The depth of the extension would be generally in keeping with other rear extension found along the terrace, including at nos. 25 and 37. Indeed, it would be set behind the depth of the neighbour's at no. 25 and the existing conservatory structure would be removed which has a similar footprint. The massing is therefore acceptable in this location, and it would be subordinate to the host building. A sufficient amount of rear garden amenity space would be retained.

The extension would have a dual pitched roof and would be finished in stock brick with metal framed fenestration, resulting in a contemporary yet sympathetic appearance. The alteration to the rear ground floor window would be a minor change that would not significantly affect the overall appearance of the building.

The dual pitched roof would allow some relief at the boundaries to avoid an overbearing appearance. The neighbouring property at no. 25 has an infill side extension projecting deeper than the proposal and therefore there would be minimal impact here. Given the existing conservatory, the extension would not significantly worsen the amount of daylight and sunlight that the neighbouring windows receive at no. 21.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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.

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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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.](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 centered on the page.

Daniel Pope
Chief Planning Officer