

Application ref: 2024/3382/P
Contact: Gary Wong
Tel: 020 7974 3742
Email: gary.wong@camden.gov.uk
Date: 23 October 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

101 A+D Ltd.
17-19 Berkeley Square
Bristol
Clifton
Bristol
BS8 1HB
Avon

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

15 Inglewood Road
London
NW6 1QT

Proposal:

Erection of a single storey side infill extension.

Drawing Nos: Location plan TQRQM24226110733915; 101_DRG_A1.0;
101_DRG_A1.1; 101_DRG_A1.2; 101_DRG_A1.3; 101_DRG_A1.4; 101_DRG_A1.5;
101_DRG_A1.6; 101_DRG_A3.0; 101_DRG_A3.1; 101_DRG_A3.2; 101_DRG_A3.3;
101_DRG_A3.4; 101_DRG_A3.9; 101_DRG_A3.10; Heritage Policy Statement dated
August 2024 prepared by CHROMA Planning and Development; Planning Statement
dated August 2024 prepared by CHROMA Planning and Development;
101_DRG_A2.5.

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:

Location plan TQRQM24226110733915; 101_DRG_A1.0; 101_DRG_A1.1; 101_DRG_A1.2; 101_DRG_A1.3; 101_DRG_A1.4; 101_DRG_A1.5; 101_DRG_A1.6; 101_DRG_A3.0; 101_DRG_A3.1; 101_DRG_A3.2; 101_DRG_A3.3; 101_DRG_A3.4; 101_DRG_A3.9; 101_DRG_A3.10; Heritage Policy Statement dated August 2024 prepared by CHROMA Planning and Development; Planning Statement dated August 2024 prepared by CHROMA Planning and Development; 101_DRG_A2.5.

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 and D2 of the London Borough of Camden Local Plan 2017 and and policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reason for granting permission:

The application is for the erection of a single storey side infill extension. It is noted planning permission was granted on 03/10/2022 for similar side infill extension (ref 2022/1265/P). The permission expires on 03/10/2025 and is therefore extant.

The proposed extension would measure approximately 5m in depth, 1.6m in width and 3.3m in height. The proposed scale of the extension is considered subordinate to the main dwelling and the surrounding properties. Similar single storey infill extensions appear to have been carried out along this row of terrace properties such as at No. 23 and 27 Inglewood Road. Overall, given the extension's location at rear ground floor level, it would not be visible from the wider public realm and would have limited visual impact to streetscene.

The proposed materials such as ceramic tile to rear façade and a zinc roof are contemporary materials which appear in contrast to the existing materials such as brickwork and tiled roof. These modern materials would allow the extension to read as a new addition and due to limited visibility from the streetscene, the extension would not cause detrimental harm to the appearance and character of the main dwelling or the wider conservation area. Overall, the proposed extension is not considered to detract from the character and appearance of the host property or West End Green Conservation Area.

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.

The proposed scale of the infill extension would remain largely similar to permission 2022/1265/P but with a reduced overall height. The depth and width of the proposed extension would remain the same. It has been established in the previous permission that the extension with the proposed depth passes a 45-degree assessment in line with BRE guidance (2011) and therefore, it would not result in any significant loss of daylight/ sunlight compared to what is already currently experienced at the site. In this case the proposed extension would have the same depth and width but a reduced height, it also passes a 45-degree assessment in line with BRE guidance (2011). Therefore, the extension would not cause detrimental impact in terms of loss of daylight/ sunlight to the adjoining neighbour at No.13 Inglewood Road.

Additionally, the extension due to its location and size, would not result in significant overshadowing compared to what is already currently experienced at No.13 Inglewood Road. As the proposed extension would be built between two larger 3-storey outrigger extensions which currently overshadows the recessed area for a significant portion of the day. Therefore, the extension is considered acceptable. In terms of privacy impacts, no new side windows are proposed within the extension and therefore there would not be additional impact to neighbouring properties in terms of overlooking. Overall, the proposed extension is considered acceptable and will not result in any undue amenity impact to the neighbours.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold, meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

- 2 As such, the proposed development is in general accordance with Policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, the London Plan 2021 and National Planning Policy Framework 2023.
- 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.

- 6 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

- 7 + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect the post-development value of the onsite habitat, or any arrangements made to compensate irreplaceable habitat, as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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