

Mr Nico Warr
NWA
12 Great Western Studios
65 Alfred Road
London
W2 5EU

Application Ref: **2014/7565/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

16 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
32 Ingham Road
London
NW6 1DE

Proposal:
Erection of a single storey rear infill extension and changes to the windows at first floor and second floor level on the rear elevation.
Drawing Nos: P-S1200, P-S1201, P-S1300, P-A1200, P-A1201, P-A1300, Design and Access Statement dated 01/12/2014, Construction Traffic Management Plan

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans P-S1200, P-S1201, P-S1300, P-A1200, P-A1201, P-A1300, Design and Access Statement dated 01/12/2014, Construction Traffic Management Plan.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 The proposed rear infill extension is subordinate in scale and location to the host building and is of an appropriate design by virtue of the materials proposed. The extension would add 13.5 sqm of additional living space. The height of the extension would match the neighbour at no. 34. The proposal would finish up to the neighbour's extension at no. 34 Ingham Road, there will be a marginal added sense of enclosure and loss of light to the neighbouring property at no. 30 Ingham Road. However, the small extent of impact is not considered to significantly affect the neighbouring dwelling's amenity, this is due to the existing 2m high boundary fence. The changes to the window at first level are considered acceptable and this would provide more light to that room. The change at roof level to incorporate a Juliet balcony is considered acceptable.

It is not considered harmful to the character or appearance of the host building, or the street scene given that it is of an appropriate size and is to be located on a minor façade not readily visible from the wider public realm.

20 neighbours were consulted and a site notice was displayed. No objections have been received. The sites planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, and 7.6 of the London Plan 2011; and paragraphs 14, 17, and 55 -66 of the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment