

Mr Hormoz Shoa  
ADMC Ltd.  
7 Ridge Hill  
Golders Green  
London  
NW11 8PN

Application Ref: **2015/0842/P**  
Please ask for: **Nanayaa Ampoma**  
Telephone: 020 7974 **2188**

18 June 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Ground Floor Flat**  
**4 Ingham Road**  
**London. NW6 1DE.**

Proposal:  
Single storey side and rear extensions to ground floor flat.  
Drawing Nos: 270/PP/00 Rev B, PP/270/01 Rev C and PP/270/02 Rev C.

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 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: 270/PP/00 Rev B, PP/270/01 Rev C and PP/270/02 Rev C.

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

#### Informative(s):

- 1 Reason for granting permission

The proposed extensions would both be built at the rear of the property. At the furthestmost rear the proposed extension would measure 2.3 metres to the eaves, 2.4 metres in length, 3 metres in width and with an overall height of 3.2 metres. The proposed side extension would measure 2.3 metres to the eaves, 4 metres in length, 2.7 metres in width and an overall ridge height of 3.3 metres. Two rooflights are proposed on the roof of the side extension. Matching materials are also proposed. The proposed new extensions would be used as bedrooms.

The proposed extensions would respect the properties current stepped design to the rear. In addition, their proposed size and scale respects the proportions of the host building. There are also several other extensions at neighbouring properties that are of a similar size and design. In light of the above, officers are of the opinion that the proposal would preserve the character of the area and is acceptable on design grounds.

The proposal would not affect the current amenity experienced by the neighbour at no.2 Ingham Road. The roof of the extension at the shared boundary with no.6 has been amended in light of neighbour comments so that the eaves of this extension is towards this neighbour. As a result, the extension would be 0.5metres above the existing fence. This increase in height is not considered significant. However it is recognised that there may be some increase in overshadowing and some loss of light. Nevertheless, given the use of the closest neighbouring space/room (a kitchen), and the projected overshadowing and loss of light the proposed extension is acceptable on amenity grounds.

All objections have been considered and the site's planning history was taken into account when coming to this decision.

In light of the above, the proposed development is in general accordance with policy CS5 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 proposal also accords with policies 7.4 of the London Plan (2015) consolidated with alterations and NPPF paragraphs 56- 61.

- 2 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).
- 3 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.

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



Ed Watson  
Director of Culture & Environment