

Mr. Mark Scoble  
Oriell Services Ltd  
Oriell Design Consultancy  
1460 Solent Business Park  
Whiteley  
Hants  
PO15 7AF

Application Ref: **2015/3514/P**  
Please ask for: **Darlene Dike**  
Telephone: 020 7974 **1029**

21 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Flats A & B**  
**37 Ingham Road**  
**London**  
**NW6 1DG**

Proposal:  
Replacement of 2 storey bay structure following demolition.

Drawing Nos: Site Location Plan; Site Plan; 101 Rev B; 102; 103; 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 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; Site Location Plan; Site Plan; 101 Rev B; 102; 103; Design and Access Statement.

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 Reasons for granting permission.

The re-instatement of the two storey bay structure following its demolition, is deemed acceptable as proposals comprise a near like for like replacement of the existing structure and detailing. Most elements of the existing bay structure will be retained for re-use, including tiles, roof timbers, stone headers and entablature, and the attractive decorative stonework which forms a distinct feature of the two storey bay will also be carefully preserved. Given that all proposed works affect the front elevation of the host building this safeguard against the loss of existing building fabric and detailing is important, and means that proposals are considered in their

approach and would have no negative impact on the street scene. Information provided in support of the application also engenders confidence that the façade will be supported sufficiently whilst the bay is removed, so as to prevent further structural damage. The only alteration to the bay is the introduction of a pair of timber sash windows at ground floor level, which replace the existing casement windows and match the windows to the upper floors, creating a consistent pattern of fenestration to the front elevation which is a vast improvement on the existing condition.

The re-instatement of the two-storey bay will have no impact on the amenity of adjoining occupiers as there is no increase in its scale or massing, and proposals are essentially a like for like replacement.

One objection pertaining to noise issues solely was received and factored prior to making this decision. The planning history of the site and relevant appeal decisions were 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 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56 -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



Ed Watson  
Director of Culture & Environment