

# 15 Inkerman Road London NW5 3BT

## Proposed Rear Extension Application for Planning Consent

### Supporting Statement



Aerial View of Rear of 15 Inkerman Road

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## 1.0 Introduction

15 Inkerman Road is a two-storey mid-terrace house. The house and its immediate neighbours (nos.10-17) were built at sometime between 1855-60.

The house is in the Inkerman Conservation Area, designated in October 2001. Camden Council's Conservation Area Statement makes reference to the stucco details on the street elevations of this particular terrace.

The house has a flat rear elevation although there is evidence (1913 Ordnance Survey) that there was a half-width extension - as there is to its neighbour, no. 14. The rear garden runs back to a 2.9m high brick wall, which forms the boundary of the property, onto Raglan Street.

## 2.0 Proposed works

The proposed works comprise a single-storey ground floor rear extension to increase kitchen and dining space.

Formal pre-application discussions with the local planning authority confirmed that proposals to build a 3m high single-storey extension of about 3.5m depth were likely to be acceptable, depending on details, materials etc. It was also requested that about 20 sq.m of the approximately 36 sq.m garden should be retained.

This submission is made as a variation to a current application (2015/4115/P), for which the authority have requested some amendments.

The revised submission occupies the same footprint as the original application - full-width between party walls and extending 3.5m from the rear of the house. The retained garden area is 20.25 sq.m.

In section, the roof of the extension pitches down from the taller party wall with no.14 Inkerman Road to the agreed 3m height at the boundary with no.16, allowing a more generous volume in the extension. The low-pitched roof will be faced in slates and contains a rooflight to allow daylight into the original rear room of the house.

New masonry will be constructed in London Stock brick.

## 3.0 Summary

The work is modest in scale and cannot be seen from any public streets. Materials will complement the host building.

Access arrangements for the house are not altered by the proposals.

