

Mr Milan Stamenkovic
Starchitects Ltd.
8A Belsize Court Garages
Belsize Lane
London
NW3 5AJ

Application Ref: **2016/1538/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

19 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
42 Ingham Road
London
NW6 1DE

Proposal:

Erection of an infill single storey side extension and a single storey rear extension, following the demolition of the existing conservatory all associated with the rear elevation at ground floor level.

Drawing Nos: 15-197-P-EX10, 15-197-P-EX11, 15-197-P-EX50, 15-197-P-EX51, 15-197-P-EX60, 15-197-P-GA10 REVP1, 15-197-P-GA11 REVP2, 15-197-P-GA50 REVP1, 15-197-P-GA60 REVP2 and 16-197-P-LP 02 REVP1.

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 15-197-P-EX10, 15-197-P-EX11, 15-197-P-EX50, 15-197-P-EX51, 15-197-P-EX60, 15-197-P-GA10 REVP1, 15-197-P-GA11 REVP2, 15-197-P-GA50 REVP1, 15-197-P-GA60 REVP2 and 16-197-P-LP 02 REVP1

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

Informative(s):

- 1 Reason for granting planning permission:

The proposed single storey infill extension to the rear at ground floor level would form a subordinate addition in terms of its form, bulk and scale. The extension has been revised following officer's comment and the outdoor courtyard has been increased in depth, the scheme was also amended to omit the increase in size, scale and bulk of the rear dormer extension, all approved from the submission of a LDC (Proposed) ref: 2014/2439/P.

As such, the overall built up areas have been reduced in scale. The existing rear conservatory would be demolished and new extension would be constructed within the same footprint the proposed extension would measure approximately 3m in depth, 2.9m in height and 4.7m in width. The rear extension would not result in the loss of existing garden space. Furthermore, there are similar designed infill rear extensions within the existing terrace. Therefore, the principle of the extension is acceptable and the proposed rear addition would therefore respect the character and setting of the neighbouring properties.

The rear extension would be constructed using London stock to match the existing brickwork, the sliding door would be Aluminium slim profile and the roof would be singly Ply with felt covering. The design of the extension is considered to be appropriate for this particular setting and would not detract from the uniformity of the host building and wider area on account of the design and proportion. The views of the extension would also be contained within the terrace and would have limited visual impact from the public domain.

No objection is raised to the proposed rooflight to the front elevation.

The development would not exacerbate amenity concerns. The courtyard has been revised and enlarged to protect the outlook of No. 44 Ingham Road, the garden is north facing and there is an existing pitched roof extension. As such, the proposal would not worsen the impact associated with loss of daylight/sunlight, outlook nor impact with the neighbours' sense of enclosure, contributes to overlooking or loss of privacy.

The site's planning and appeal history has been taken into account when coming to this decision. And one objection was received, that is addressed in a separate report following statutory consultation.

As such, the proposed development is in general accordance with policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010; and policies DP24 (Securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies 2010.

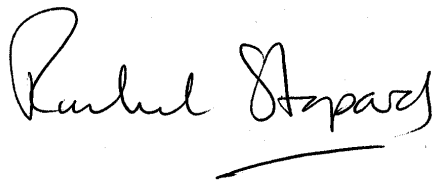
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

A handwritten signature in black ink, reading "Rachel Stopard". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Rachel Stopard
Executive Director Supporting Communities