

Date: 30/11/2016  
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**PRE-APPLICATION PLANNING ADVICE: 30 INGHAM ROAD, NW6 1DE  
PROPOSAL: ERECTION OF SIDE INFILL EXTENSION, FIRST FLOOR ROOF TERRACE AND  
GARDEN ACCESS, INSTALLATION OF FRONT ROOFSLOPE ROOFLIGHTS**

Dear Hannah,

Thank you for submitting a request for pre-application advice for 30 Ingham Road, NW6 1DE. This advice is based on your email on 9<sup>th</sup> November 2016, a site visit on 25<sup>th</sup> November 2016 and plans 24419\_01\_P Rev 0, 001, 002, 003 and 004.

***This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.***

**Proposal**

Erection of side infill extension, first floor roof terrace on closet wing with stairwell to access rear garden and installation of front rooflight (discussed on site but not shown in plans).

**Site description**

The subject property is on the north side of Ingham Road and is a three storey mid terraced property which is a single dwellinghouse. The property is not within a conservation area and nor is it a listed building. The property currently includes a part width closet wing.

**Relevant policies**

LDF Core Strategy

CS5 (Managing the impact of growth and development)  
CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)  
DP25 (Conserving Camden's heritage)  
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

CPG1 (Design) 1, 2, 3, 4 and 5  
CPG6 (Amenity) 6 and 7

London Plan 2016

## National Planning Policy Framework 2012

### **Comments on proposal**

#### Design

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

CPG1 design guidance recommends alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.

The proposed rear/side infill extension at ground floor respects the proportions of the main property and is considered to be subordinate and sympathetic to the main property.

Depending on the size of the front rooflight, this would likely be acceptable (many properties in the street include two front rooflights). Conservation style rooflights flush with the roofslope should be used to help preserve the front elevation of the property.

The proposed rear roof terrace and access stair to the rear garden are considered unacceptable in terms of design. The group of properties of which the building is a part do not include terraces (with the exception of an historic terrace to the north). The installation of railings and the use of the flat roof as a terrace would be harmful to the rear elevation of the property. The staircase would overwhelm the host building and be out of character with the terrace of buildings.

#### Materials

The Council favours traditional materials (such as brick and timber) which match the main property. Where non-traditional materials are proposed the applicant should provide material samples, manufacturing details and examples of the material on other projects. The success of non-traditional materials depends on the ability to be sympathetic to the main property and how the material would weather.

#### Amenity

CPG6 Amenity states: "Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:

- Living rooms;
- Bedrooms;
- Kitchens; and
- The part of a garden nearest to the house."

The proposed extension is not considered to result in loss of light or privacy for neighbours given the modest height, depth and that the depth would match the neighbouring property at 32 Ingham Road. The proposed front rooflight would not cause overlooking due to its location.

The proposed roof terrace would be likely to cause harmful impact on neighbours' amenity by affecting their privacy and causing overlooking. This part of the proposal is considered unacceptable for amenity reasons. For the terrace to be acceptable in terms of amenity a 1.8m

high privacy screen would be required, however this would not be considered acceptable in design terms and therefore this part of the proposal should not be pursued.

### **Conclusion**

The proposed infill extension is considered acceptable, as is the front rooflight. The roof terrace and access stair would be unacceptable for both design and amenity reasons.

If you do wish to make a valid planning application, I would advise you to submit the following:

- Completed form – householder application form and CIL liability form;
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red;
- Design and Access statement;
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- The appropriate fee (£172).

Please see [supporting information](#) for planning applications for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by letter, put up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received. I would strongly suggest you consult neighbours prior to submitting an application.

Once you submit the application via the Planning Portal, please email me the 'PP' reference number so that I can pick up the application and process it. If you have any queries about the advice please do not hesitate to contact Tessa Craig on 020 7974 6750.

It is important to us to find out what our customers think about the service we provide. To help, we would be very grateful if you could take a few moments to complete our [pre application enquiry survey](#). We will use the information you give us to monitor and improve our services.

Regards,

Tessa Craig  
**Planning Officer**

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