

# **PLANNING STATEMENT FOR PLANNING APPLICATION AT No 1 INKERMANS ROAD LONDON NW5**

## **1. Description of the property and adjoining properties**

### **General**

1 Inkermans is located at the south west end of a row of 4, three storey houses along the eastern side of Inkermans Road. Although attached it is set back from the more uniform row of 4 and is at an angle to the main terrace parallel with the rear of the houses in Willis Road.

The row has three distinct elements which detract from the appearance of a uniform terrace, which are No 5 at the north east end, Nos 2, 3 & 4 in the centre and No 1 at the south west end. The effect of these 3 elements is to create a composition with different designs for the two end houses and close similarities for the middle three houses.

### **No 5**

The Inkermans Road elevation of No 5 has two windows at ground and first floor, the former with bracketed and projecting heads, and the latter with rendered mouldings. The basement fenestration is not symmetrical and only one window lines up with the ground and first floor windows.

There is a vertical half brick set back in the brickwork between the two windows, running from the basement up to the parapet. The front door is located in the adjoining Alma Street. The parapet cornice is very plain, consisting of a simple painted render band.

### **Nos 2, 3 & 4**

These have very similar elevations, all of 2 bays at basement, ground and first floors, with a front door on the left bay at ground floor level, however the first floor windows do not line up with those on the ground floor, which is at variance with the situation at No 5.

The door surrounds have small differences, with Nos 3 & 4 having two brackets on each side supporting the door head, and No 2 with only one to each side.

The parapet cornice is more elaborate than at No 5, with a dentil course and projecting mouldings.

### **No 1**

The Inkermans elevation of No1 is set back 1500mm from the elevation of No 2. This set back means that No 1 is not visible at the end of the row when viewed from further to the north east down Inkermans Road.

No1 is also set at an angle from the 2,3&4 and runs parallel with the rear of the houses in Willis Road.

The ground floor window is wider than all others in the row, and consists of 3 sashes as opposed to a single sash elsewhere in the row.

The bricks of the elevation are of a different colour to those used in the other four houses, they are not of London Stock, and have a harder surface with more variation in colour, particularly light grey and cream tones.

## **2. Inkerman Conservation Area Statement, Camden Council**

### **Roof extensions**

#### **Policy Ink 24**

Planning permission is required for alterations to the roof, at the front, rear and side within the Conservation Area. Some alterations at roof level including the side and rear have had a harmful impact on the Conservation Area. Because of the varied design of roofs in the Conservation Area it will be necessary to assess proposals on an individual basis with regard to the design of the building, the adjoining properties and the streetscape. Where the principal of an extension is acceptable they should respect the integrity of the existing roof form and existing original details should be precisely matched. roof extensions are unlikely to be acceptable where:

- It would be detrimental to the form and character of the existing building

*The proposal retains the existing front parapet and rear butterfly brick copings. The existing chimneys will be raised to the new flank parapet levels in reclaimed bricks, to match existing and pots reinstated.*

- The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired.

*Although attached to the main terrace, it is set back and at an angle (see previous statement) and does not form part of the main terrace.*

- The property forms part of a symmetrical composition, the balance of which would be upset.

*No 1 does not form part of the symmetrical terrace.*

- The roof is prominent, particularly in long views.

*Although the flank parapet is raised it is only by 1m, it is still lower than the extended rear elevations to Willis Road.*

- The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent.

*1 Inkerman is one storey lower than the adjoining Willis Road houses and any dormer would be set back 2m from the main terrace in Inkerman Road.*

**Conclusion.**

There are various roof additions in the Inkerman Conservation Area. Both sides of Willis Road in particular have a variety of roof extensions, some historic and some more recent, 2 of these are in the terrace backing onto No1 Inkerman.

Five houses in Ryland Road have been allowed to have roof extensions with Velux roof windows.

There is no indication of a preferred style and we assume these have all be individually considered during the planning stage.

The proposal for No 1 Inkerman shows leaded dormers set back from the existing parapet, which we feel gives minimal impact to the main terrace.