

Application ref: 2018/4686/P
Contact: Sofie Fieldsend
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Date: 20 November 2018

Development Management
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Mulroy Architects Ltd
8 Deane House Studios
27 Greenwood Place
Kentish Town
London
NW5 1LB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**29 Inkerman Road
London
NW5 3BT**

Proposal:

Erection of a three storey rear extension with a terrace at ground floor and a patio at lower ground floor following the demolition of three storey rear extension and external staircase. Alterations to front elevation and front boundary. Erection of front external staircase from ground to lower ground floor and partial front infill extension under existing staircase. Replacement of single glazed windows with double glazed windows on the front/rear elevations. Insertion of 1x rooflight.

Drawing Nos: Apex 17187-3-: 001; 002; 005; 006; 009; 010; 011; 012; 020; 030; 109; 110; 111; 112; 120 130
(all Rev.P1)

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Apex 17187-3-: 001; 002; 005; 006; 009; 010; 011; 012; 020; 030; 109; 110; 111; 112; 120 130 (all Rev.P1)

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

Informative(s):

- 1 Reasons for granting permission.

The three storey rear extension will replace the existing outrigger. Reducing the width of the outrigger is welcomed as it allows more of the window reveal to be seen and gives the rear elevation a less cramped appearance. Although it is noted that the property is the only one which has an extension/conservatory at first floor level, this was granted in 1986 at appeal. It is read as a light weight and non-solid timber structure. An extension at this level would now not be supported due to policy changes but as it is replaced with a sensitively designed similar but higher quality aluminium light weight structure it would be acceptable. The proposal will infill the existing external staircase to create a full width rear extension at lower ground floor level. It will extend to match the existing rear building line of the existing outrigger with a terrace on top which will align with No.28's terrace and would have an acceptable impact on the host property in terms of its siting and scale.

The modern aluminium windows and replacement conservatory would allow the development to be read as a later addition to the building that would enhance the appearance of the host property as the existing outrigger represents a poor quality design. It is acknowledged there will be no public views of the extension, its fenestration and associated terrace but it will be visible from the neighbouring properties and their gardens. However it is considered that the design of the rear elevation would enhance the character and appearance of the host property and adjoining terrace. The proposal to reinstate timber sash windows on the host property is acceptable and enhances its character and appearance as the current upvc windows distract from the host property.

New metal access stairs are proposed from lower ground floor up to street level with the reinstatement of a historic access gate. It is noted that the properties along this side of Inkerman Road have this secondary access, including at the

neighbouring properties No.28 and 30. A similar scheme was granted under planning ref. 2007/2676/P. The removal of the uncharacteristic painted render to the front elevation is acceptable.

As with the existing first floor conservatory granted at appeal, the side adjacent to No. 30 will be obscurely glazed to deal with privacy and overlooking issues while allowing some light to pass through. The ground floor terrace will be extended in line with No.28 and a 2m high timber privacy screen is proposed on the boundary screening with No.28, it is noted that this adjoining property sits at a higher level and therefore it would appear as 1.7m high from their terrace. It is considered that this sufficient to protect their privacy. The proposal involves the insertion of a side window at ground floor to serve the bathroom. This should be obscured and fixed shut to protect neighbouring amenity. The remaining alterations proposed are not considered to result in harm to the any of the neighbouring properties.

Highways officers have been consulted and determined a Construction Management Plan (CMP) would not be required.

No comments were received during the consultation period. The Kentish Town Neighbourhood Forum raised no objection. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies, A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and with policy D3 of the Kentish Town Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

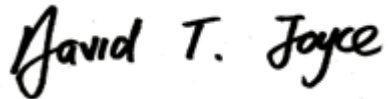
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 paragraph 38 of the National Planning Policy Framework 2018.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning