

Application ref: 2019/3018/P  
Contact: Josh Lawlor  
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Date: 20 August 2019

**Development Management**  
Regeneration and Planning  
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4orm  
1-5 Offord Street  
London  
N1 1DH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**14 Inkerman Road  
London  
NW5 3BT**

Proposal: Erection of single storey rear extension, installation of metal railings to front boundary, repositioning of existing first floor rear facing window.

Drawing Nos: Site Plan, 4124-X.10\_A, 4124-P.10\_A, 4124-DL\_1, 4124-X.03

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: Site Plan, 4124-X.10\_A, 4124-P.10\_A, 4124-DL\_1, 4124-X.03

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

- 4 Prior to the relevant works taking place, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.

### 3 Reasons for granting permission.

Planning permission is sought for the erection of a single storey full width rear extension (5 metres wide). The proposed addition would extend 4 metres from the existing rear elevation and the roof of the extension would have a height of 3 metres. There is an existing closet wing extension with a pitched roof that would be demolished to allow for the proposed works.

The proposed extension is considered to be broadly subordinate to the original building in terms of its height and width as it respects the existing pattern of rear extensions within Inkerman Road, including the single storey full width rear extension at no. 14 (ref. 2015/4115/P) and no. 11 (ref. 2008/4882/P). Furthermore, the height of the existing rear boundary wall (2.9 metres), would ensure that the proposed extension would not be immediately visible from Ragland Street or the wider Inkerman Conservation Area. The extension would feature a green roof which is welcomed in design and environmental/ecological terms.

The relocation of the window would have a neutral impact on the character and appearance of the property and wider conservation area. It is noted that the rear windows to Nos. 10 & 11 Inkerman Road align, with planning permission granted for 11 Inkerman Road (ref. 2008/4882/P) to align the rear windows. The proposed metal railings are consistent with the prevailing front boundary treatments of the street and are welcomed in design terms. The height of the proposed railings would match the height of those at no. 15 Inkerman Road.

The increased height on the boundary with no. 13 is considered to be acceptable in amenity terms. It is noted that the rear door at No. 13 leads from a corridor and is a solid door. The applicant has conducted a daylight/sunlight analysis to assess the impact upon the window to habitable room (kitchen) at no. 13. This analysis is in accordance with the procedure given in "Site Layout Planning for Daylight and Sunlight: a guide to good practice" published by the BRE (2011). The impact upon the window to habitable room is a 2% reduction in VSC (vertical sky component) to 48%, which is in excess of the benchmark of 27% VSC. The annual probable sunlight hours are reduced by 5% to 70% annual probable hours with winter sunlight unaffected. The BRE benchmark for probable annual sunlight hours is 25%. Therefore the extension would not cause a harmful loss of light to this property. The existing extension at no. 15 which has a height of 4m on the boundary would mean that there would be no amenity impact to this property. It is noted that the approved extensions at no. 11 Inkerman Road (2008/4882/P) and no. 15 Inkerman Road (2015/4115/P) both include 3 metre high walls to the neighbouring boundary. The extension is considered not to be harmful to any other neighbouring amenities in terms of privacy, loss of outlook or increased sense of enclosure.

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

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when

coming to this decision.

As such, the proposed development is in general accordance with policies A1, G1, CC1, CC2, CC3, D1, D2 and A3 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2019.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer