

Application ref: 2020/2230/P
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Date: 17 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Ahmed Warren Associates
50 Wellington Street
Luton
LU12QH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat A 19 Inglewood Road
London
NW6 1QT

Proposal:
Erection of single storey rear infill extension, excavation of part of front garden to allow new window to front bay at basement level and enlargement of front basement window.
Drawing Nos: AT1027/01RBP Rev A; AT1027/002IR Rev C; Existing floor plans AT1027/001IR Rev A; Proposed floor plans AT1027/03IR Rev C;

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:

AT1027/01RBP Rev A; AT1027/002IR Rev C; Existing floor plans
AT1027/001IR Rev A; Proposed floor plans AT1027/03IR Rev C.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed infill extension would sit adjacent to the existing rear closet wing and boundary with no. 17 Inglewood. This would extend in line with the rear wall of the closet wing and set back from the main rear wall of the host building to allow space for small courtyard. The proposed extension would be modest in scale with a flat roof, subordinate to the host building. In terms of detailed design the extension would have a picture window on the rear wall and be made of bricks to match existing. Overall the proposed infill extension would preserve the character and appearance of the host building, terraced row and wider area.

Initial submission included alterations to the rear staircase from the flat above. This has been amended to be kept as existing as it is outside the control of the application and no longer within the description of the development.

In relation to changes to front of the building, the proposal includes removal or part of the existing structure and installation of window into the bay at basement level. This alteration is considered appropriate for the character of the building and there are other properties along the street where similar development has been implemented such as nos. 3, 18A, 27 Inglewood. Overall, the proposed changes would preserve the character and appearance of the host building, terrace row and wider area.

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

In terms of impact on neighbouring amenity, as the application site, the neighbouring property at no. 17 has large double windows at ground level which project beyond the height of the extension. As such, proposed infill extension due to its modest projection and scale would not result in harmful loss of light, outlook nor privacy to the amenity of no. 17.

The proposed changes to front elevation due to their nature and scale are not

considered to cause harm to the amenity of neighbouring occupiers. No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the Publication London Plan 2021.

- 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 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.
- 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer