

Application ref: 2021/4861/P
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Date: 15 March 2022

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

LIFE-U DESIGN
33 Manor Way
Chesham
HP5 3BH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**25 Ingham Road
London
NW6 1DG**

Proposal:

Rear and side infill extensions at ground floor level with 4 x roof lights, alterations to the rear fenestration and roof terrace to first floor.

Drawing Nos: EX001, EX002, EX003, EX004, EX005, PL001 revA, PL002, PL003 revA, PL004 revA, PL005 revA.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: EX001, EX002, EX003, EX004, EX005, PL001 revA, PL002, PL003 revA, PL004 revA, PL005 revA.

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

- 3 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 policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for ground floor infill extensions to the side and rear, and the addition of a rear roof terrace at first floor level. The small infill at the rear is particularly modest and is against the boundary wall with no 27. The single storey extension at no 27 is a similar height and extends further to the rear and therefore this proposal is not considered to raise any negative impact in terms of loss of light to this neighbour. Similarly, infill of a courtyard against the boundary with no 23 is not expected to result in any harmful loss of light, this is due to the modest height of the extension, the pitch of the roof which slopes down towards neighbouring properties, and the direct south facing nature of the rear facades of the properties. The extension here will protrude approximately 880mm above the existing brick garden wall separating the properties. The ground floor extension would retain the height of the existing extension, 2700mm to the centre of the plot, dropping to 2500mm as it meets neighbouring boundaries. The infill extensions do not extend further than any existing rear or side building line of the property and neither do they increase the height of the ground floor. In this way the extensions are considered modest, respectful and subordinate to the host building.

The ground floor extension would be in materials to match the existing ground floor extension and would introduce four rooflights to the side infill element. Fenestration would be simplified into four large panels to the rear and of a similar height to existing. The rooflights are intended to bring light into interior spaces rather than create an outlook and therefore are not considered to pose any risk of overlooking to adjacent neighbouring windows.

The first floor rear terrace has been revised, from extending the full length of the existing flat roof, to matching that of neighbouring no 27. There are 1800mm tall privacy screens to each side but along the length, at the front a traditional black metal balustrade. This is considered acceptable and respectful of the existing property and the terrace of which it is a part. A terrace of this restricted area, with privacy screens, is not considered to introduce any harmful overlooking or loss of light impacts to surrounding properties.

The proposal is considered to be of high quality design in alignment with the Fortune Green and West Hampstead (FGWH) Neighbourhood Plan and in character and proportion with its context and setting. Materials and colour palette is considered harmonious with the host building and adjoining

neighbours.

No objections were received during the course of this application. The site history and relevant appeal decisions have also been considered.

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, and Policy 2 of the Fortune Green and West Hampstead (FGWH) Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 2021.

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 on the page.

Daniel Pope
Chief Planning Officer