

Application ref: 2021/3898/P
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Date: 9 September 2022

Development Management
Regeneration and Planning
London Borough of Camden
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H and J Architecture
12 Blackstock Mews
Hackney
London
N42BT
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
12 Ingham Road
London
NW6 1DE

Proposal: Roof terrace to the rear.

Drawing Nos: 2117-PA-SI-01, 2117-PA-PL-02, 2117-PA-EL-02, 2117-PA-PL-21 rev A,
2117-PA-EL-21 rev A

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: 2117-PA-SI-01, 2117-PA-PL-02, 2117-PA-EL-02, 2117-PA-PL-21 rev A, 2117-PA-EL-21 rev A.

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 proposed roof terrace would be on the flat roof of the host property's rear outrigger, accessed via the roof dormer extension. The terrace would be enclosed to one side by the flank wall of a neighbouring property's two storey outrigger.

There are other flat roofs in the area at the rear of properties which are used as roof terraces and so the proposal would not appear out of character. In terms of detailed design the proposal is found to be acceptable. It would be set back by 600mm from the edges of the roof and therefore is a subordinate feature to the host building. The materials proposed are decking and a traditional, black, vertical, open railing which are found appropriate in relation to the host building's architecture.

In terms of neighbouring amenity the proposed development is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The flank wall of neighbouring no. 10 and the 600mm set back to the rear and towards no 14 significantly reduces any impact of overlooking to adjoining properties. Overall the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers with regard to loss of daylight, sunlight, privacy or outlook.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

The design is considered to be in alignment with Policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan in terms of high quality design in regard to its context, appropriate scale, materiality and showing sensitivity to its relationship with adjacent properties. Furthermore, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the 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.

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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer