

Delegated Report		Analysis sheet		Expiry Date: 05/12/2022	
		N/A		Consultation Expiry Date: 25/12/2022	
Officer			Application Number(s)		
Ewan Campbell			2022/5018/P		
Application Address			Drawing Numbers		
39 Inkerman Road London NW5 3BP			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey rear extension at upper ground floor level					
Recommendation(s):		Refuse Planning Permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
	No. of responses	00	No. of objections	00	
Neighbour Consultation	A site notice was put up on 23/11/2022 and expired on the 17/12/2022 and a press advert was put up on the 01/12/2022 and expired on the 25/12/2022 No comments were made				
Kentish Town Neighbourhood Forum (KTNF)	KTNF commented on the proposal stating they neither support nor oppose the proposed development				
Site Description					
Inkerman Road forms a spine and cuts through the Conservation Area in an east/west direction. With the exception of Ryland Road, the four principal north/south streets in the Conservation Area form crossing points and junctions at Inkerman Road. Nos. 1-5 Inkerman Road form a two-storey terraced development, built of London yellow stock brick, between 1868-1875, with elevated ground floors and half basements. The site is also within the Kentish Town Neighbourhood Forum area.					
Relevant History					

2020/5853/P - Erection of single storey rear extension at lower ground floor level. **(Granted 06/07/2021)**

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Kentish Town Neighbourhood Plan 2016

Policy D3: Design Principles

Policy CC1: Pre-application Consultation

Camden Planning Guidance (CPG)

CPG Home Improvements (January 2021)

CPG Amenity (January 2021)

Inkerman Conservation Area Statement (ICAS)

Assessment

1. PROPOSAL

1.1. The applicant seeks the following:

- Erection of a upper ground floor part rear extension measuring 2.4m in width, 3.0m in depth and 2.1m in height from the eaves to the floor level with a maximum height of 2.9m from the ridge to the floor level.
- The design includes a mono-pitch roof, wrap-around sliding doors and timber cladding.

2. CONSIDERATIONS

2.1. The material considerations for this application are as follows:

- Design and Heritage
- Amenity

3. ASSESSMENT

Design and Heritage

3.1.1. The Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

3.1.2. The Inkerman Conservation Area, where the site is located in, forms a dense, homogenous environment in the heart of Kentish Town. The majority of the buildings are residential in character integrated with institutional, educational and light industrial uses. Most of the buildings were built between the 1850s and 1860s. The site is listed as a positive contributor.

3.1.3. Special attention has to be 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.

3.1.4. The NPPF requires its own exercise to be undertaken as set out in chapter 16 - Conserving and enhancing the historic environment. Paragraph 190 requires local planning authorities to identify and assess the particular significance of any heritage assets that may be affected by a proposal. Paragraphs 199-202 require consideration as to the impact of a proposed development on the significance of a designated heritage asset, including an assessment and identification of any harm/the degree of harm. Paragraph 202 states:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

3.1.5. The Inkerman Conservation Area Statement (ICAS) provides a detailed character analysis of the road the site is located on. The document also outlines current issues, character erosion and design themes that negatively detract from the area. It states that:

Inkerman Conservation Area has retained much of its original character and appearance, although there is constant development pressure associated with alterations and

extensions to residential development. The Council supports good new design, where the quality of development enhances the Conservation Area. However, not all development has been successful in contributing to the character of the Conservation Area, some has had a neutral effect, while other development has had a negative effect.

There are many architectural elements that contribute to the distinct character of Inkerman Conservation Area. Alterations, even minor ones, have resulted in the loss of these architectural elements and this has had a negative impact on the area. Amongst these alterations, includes the loss of distinctive original boundary walls and their subsequent replacement with inappropriate boundary treatments, which have failed to use particular materials and details to echo the architecture behind. The creation of dormer windows, in particular, is common amongst many of the properties in the Conservation Area. Where these have been set back behind the parapets the impact on the street is less, however, as the plot widths are relatively narrow, the impact on roofscapes and on the continuity and symmetry of terraces is nevertheless considerable. Back gardens are also narrow and the effect on adjoining properties may also be considerable

There has been gradual erosion of many elements that contribute to the character and appearance of the Conservation Area, especially to residential properties. This sometimes occurs through permitted development rights and permissions including:

- alteration and addition to roofs and parapet walls*
- alteration to or replacement of windows, porches, doors, and other features loss of traditional railings or gateposts*
- loss of garden walls*
- car parking within front gardens*
- loss of original features*
- inappropriate extensions*
- inappropriate painting of brickwork, walls or fences.*

3.1.6. In terms of the proposed rear extension, this is considered unacceptable both in principle and in detailed design. The extension would be prominent in private views from windows and rear gardens of properties on Willes Road and Alma Street, but also slightly viewable in the public realm from Cathcart Street. Whilst there is an upper ground floor extension from the 70's (143673) at no.41 Inkerman Rd and an extension approved in 2000 (PEX0000927) at no.37, the proposal would disrupt the rhythm and pattern of development to the rear of the terrace which appears relatively uniform, retaining much of the original rear facades and well preserved. The examples already existing are considered to negatively detract from the character of the Conservation area and would not be supported under current guidance.

3.1.7. Its location, design and form with a pitched roof here is also considered incongruous. The location of the extension to the northern (left) side of the rear elevation, instead of the southern (right) side which is the side that contains historic projecting rear wings, results in upsetting this rhythm and pattern of rear extensions. The scale and size at this level is not considered acceptable as it reduces the amount of visible original rear elevation at upper floors. The proposed contemporary design with a mono-pitch roof and timber cladding appears incongruous and should not be used on upper levels where it is prominently located, so that the extension does not sit well in the context of the site and rear elevation. As such, the proposal does not preserve nor enhance the character and appearance of the conservation area and represents an 'inappropriate extension', as referred to by the ICAS above as the elements contributing to the erosion of the character of the conservation area. It considered that it would harm the character and appearance of the host building, the wider terrace and the wider Inkerman Conservation Area.

3.1.8. The Design and Access Statement attempts to use various examples of development in

the area as precedents for the current design. Permission ref 2013/8141/P, which has been described 'of direct relevance to the current proposal', relates to a part single and part double storey rear extension on Cathcart Street. Notwithstanding the fact that this is located on a different street and approved before the current Local Plan (2017), the development is not publically viewable, which is mentioned as a factor of acceptability and that there are numerous similar proposals on that street. Several other pre-2017 permissions on Alma Street have also been provided; however these relate to a completely different context- Alma Street to the rear is not publically viewable and has been built up over time with single and part double extensions, which is just not apparent in this area.

3.1.9. Therefore it is considered that the proposal remains unacceptable from a design and heritage perspective, harming the character and appearance of the host building and Conservation area. It is considered that the scheme causes 'less than substantial' harm to the conservation area as a heritage asset and there is no public benefit to outweigh this harm, thus according to the NPPF balancing test, permission should be refused. Therefore the proposal fails to comply with policies D1 and D2 of the Camden Plan 2017 and Policy D3 of the Kentish Town 2 Neighbourhood Plan 2016.

Amenity

3.1.10. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook and implications on daylight and sunlight. This is supported by the CPG Amenity.

3.1.11. The part width rear extension is on the shared boundary with no. 38. For no.40, the extension is on the opposite side to this adjacent neighbour and therefore the impact in relation to all amenity impacts is considered to be very limited and not harmful. The floor plan also confirms that the windows pass the 45 degree line for no. 38 and no. 40. The upper ground floor window at no.38 closest to the extension serves a stairwell and hall which are non-habitable rooms so the impact will not harm this neighbour's amenity to any significant extent.

3.1.12. Therefore the proposal complies with policy A1 of the 2017 Camden Local Plan and the Amenity CPG.

4. RECOMMENDATION

4.1. Refuse Planning Permission for the following reason:

1. The proposed upper ground floor rear extension, by reason of its design, siting and bulk, would result in an incongruous and dominant addition to the existing building, which would cause harm to the character and appearance of the host building, the terrace of buildings of which it forms part and the Inkerman Conservation Area. It would therefore be contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.