

Application ref: 2023/1972/P  
Contact: Blythe Smith  
Tel: 020 7974 3892  
Email: [Blythe.Smith@camden.gov.uk](mailto:Blythe.Smith@camden.gov.uk)  
Date: 13 July 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Greenlife Contractors Ltd  
88 Peterborough Road  
Southpark Studios, Studio 1  
London  
SW6 3HH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**8 Flat A**  
**Alma Street**  
**London**  
**NW5 3DJ**

Proposal:

Demolition of existing extension and erection of single storey ground floor extension.  
Drawing Nos: Site location plan 176-01-R2; Existing Plans 176-02-R2, 03-R2, 04-R2, 05-R2; 06-R2, 07-R2, 08-R2, 09-R2, 10-R2; Proposed plans 176-11-R2, 12-R2, 13-R2, 14-R2; Design and Access Statement.

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- Site location plan 176-01-R2; Existing Plans 176-02-

R2, 03-R2, 04-R2, 05-R2; 06-R2, 07-R2, 08-R2, 09-R2, 10-R2; Proposed plans 176-11-R2, 12-R2, 13-R2, 14-R2; Design and Access Statement.

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 and D2 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 Reasons for granting permission.

The application proposes the demolition of the existing single-storey ground floor rear extension and erection of a full width single-storey rear extension.

After conservation officer consultation the plans have been revised and the existing rear extension will be retained, however the rooflight would be removed and an infill extension would be constructed to streamline the two outriggers to have a full length extension at 7.3m depth. The size, scale, bulk, and design of the proposed rear extension is considered to form a subordinate addition to the host building and would respect the character and setting of the neighbouring properties, as well as retaining sufficient garden space. The materials are considered acceptable, being finished in matching brick and aluminium framed windows and doors.

While the extension proposes a protruding glass element along the boundary with No.7 Alma street, this would not project beyond the existing boundary wall and would not produce any overlooking effects. The proposed rear extension would project at a similar depth as the rear extension at 9 Alma Street and marginally deeper than the extension at 7 Alma street. The proposed extension's size and location would not harm the amenity of any neighbouring residential occupiers in terms of the loss of natural light, outlook, or privacy

No objections were received following statutory consultation. The planning history of the site has been taken into consideration before coming to this decision.

As such, the proposal is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the

policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer