

Delegated Report		Analysis sheet		Expiry Date:		11/12/2013	
		N/A / attached		Consultation Expiry Date:		28/11/2013	
Officer				Application Number(s)			
Sally Shepherd				2013/6654/P			
Application Address				Drawing Numbers			
11 Alma Street London NW5 3DJ				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of canopy over door to garden at rear raised ground floor level to existing dwelling house (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 30/10/2013 to 20/11/2013 A press notice was published in the Ham & High on 07/11/2013 No responses received					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site is a two storey (plus basement) mid-terraced property located on the south-west side of Alma Street. The property is residential and is a single dwelling house. The property is in the Inkerman Conservation area and is noted as making a positive contribution to the character and appearance of the conversation area. The property is not listed.

Relevant History

2013/1554/P – Planning application withdrawn on 04/06/2013 for erection of canopy over door to garden at rear raised ground floor level and raising of the party wall to existing dwelling house (Class C3). The application was withdrawn due to lack of information.

Relevant policies

National Planning Policy Framework 2012
London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2013

CPG1 (Design)

CPG6 (Amenity)

Inkerman conservation area statement 2001

Assessment

Proposal

It is proposed to erect a clear glazed canopy above the rear entrance door at the raised ground floor level. The canopy would have a mono-pitched roof, rising from 2m to 2.5m to where it abuts the rear elevation. The canopy would project beyond the rear elevation by 1.5m and would be supported by an iron frame on the south side. The party wall with no. 12 would be raised by 1.3m from the height of the existing wall, but 60cm above the height of the existing timber screen which sits above the party wall. The metal balustrade and steps to the garden would be retained as would the rear door.

Assessment

The main planning considerations are the impact of the proposal on the character and appearance of the host property and the Inkerman conservation area and the impact the proposal on the amenity of neighbouring occupiers.

Design

The canopy has a simple design with a clear glazed roof which would have a lightweight appearance. The simple black railings will be retained and the iron structure will match the existing railings. The party wall will be built up using materials to match the existing. The canopy does not obscure any architectural features of the building and is considered to be acceptable in design terms.

The canopy will not be visible from the public realm and as such will not have any significant impact on the character or appearance of this part of the Inkerman conservation area.

Amenity

The party wall between no.11 and no. 12 Alma Street will be raised so that the height is 0.6m above the existing timber screen which sits above the existing party wall. Given the height of the existing boundary treatment, it is not considered that the proposed single storey extension would significantly impede the existing levels of daylight or sunlight into the lower ground floor window at

Recommendation

Grant planning permission