

|   |                            |  |                                     |                                  |   |                   |   |
|---|----------------------------|--|-------------------------------------|----------------------------------|---|-------------------|---|
| <b>Delegated Report</b>   |                            | <b>Analysis sheet</b>  |                                     | <b>Expiry Date:</b>              |   | 28/01/2013        |   |
|   |                            | N/A  |                                     | <b>Consultation Expiry Date:</b> |   | 10/01/2013        |   |
| <b>Officer</b>  |                            |  |                                     | <b>Application Number(s)</b>     |   |                   |   |
| Angela Ryan   |                            |  |                                     | 2012/5341/P                      |   |                   |   |
| <b>Application Address</b>  |                            |  |                                     | <b>Drawing Numbers</b>           |   |                   |   |
| 30 Alma Street<br>London<br>NW5 3DH   |                            |  |                                     | Refer to decision notice         |   |                   |   |
| <b>PO 3/4</b>   | <b>Area Team Signature</b> | <b>C&amp;UD</b>  | <b>Authorised Officer Signature</b> |                                  |   |                   |   |
|   |                            |  |                                     |                                  |   |                   |   |
| <b>Proposal(s)</b>  |                            |  |                                     |                                  |   |                   |   |
| Erection of single storey rear extension at ground floor level in connection with existing maisonette (Class C3). |                            |  |                                     |                                  |   |                   |   |
| <b>Recommendation(s):</b>   |                            | Grant planning permission  |                                     |                                  |   |                   |   |
| <b>Application Type:</b>  |                            | Full Planning Permission   |                                     |                                  |   |                   |   |
| <b>Conditions or Reasons for Refusal:</b>   |                            | Refer to Draft Decision Notice   |                                     |                                  |   |                   |   |
| <b>Informatives:</b>  |                            |  |                                     |                                  |   |                   |   |
| <b>Consultations</b>  |                            |  |                                     |                                  |   |                   |   |
| <b>Adjoining Occupiers:</b>   |                            | No. notified   | 5                                   | No. of responses                 | 0 | No. of objections | 0 |
|   |                            |  |                                     | No. electronic                   | 0 |                   |   |
| <b>Summary of consultation responses:</b>   |                            | A site notice was displayed on 12/12/2012, expiring on 02/01/2013 and a public notice published on the local press on 20/12/2012, expiring on 10/01/2013. No representations received. |                                     |                                  |   |                   |   |
| <b>CAAC/Local groups* comments:</b><br>*Please Specify  |                            | N/A  |                                     |                                  |   |                   |   |

## Site Description

The site comprises a two storey plus basement Victorian building located on the east side of Alma Street. It is located within a terrace of buildings that are of the same heights and are fairly homogenous in their design. All of the properties are constructed in London yellow stock brick, with some houses having elevated ground floors and half or full basements.

The site is not listed but lies within the Inkerman Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area.

## Relevant History

**18/12/1972**- Permission **granted** for conversion to provide 2 self contained dwelling units (Ref: CTP/G11/5/8/14834).

**08/07/1996**- permission **granted** for the erection of bathroom extension at rear first floor level (Ref: P9600980R1).

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core Strategy:

**CS1** (Distribution of growth)

**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's Planning Guidance 2011**

**Inkerman Conservation Area Statement 2001**

**London Plan 2011**

**National Planning Policy Framework 2012**

## Assessment

### Proposal:

Then rear facade currently has a small basement level rear closet wing extension. Proposal is to erect a part width single storey rear extension at ground floor level above this existing basement extension of the same size, width and depth. It will have a velux roof light in its sloping slate roof, timber sash window in obscured glass and rendered walls to match those below. The proposed extension will be 2m wide, 1.4m deep and 3.1m at its highest point sloping down to 2.1m at its lowest point, and will provide an additional floor area of 1.4m<sup>2</sup>. The proposal would facilitate the enlargement of the existing small bathroom for the upper floors maisonette.

A proposal for a similar single storey extension at ground floor level of the application site was previously approved in 1996 (See relevant planning history). It is also noted from site that there must have been historically a rear extension here as evidenced by the discoloured brickwork on the rear elevation.

The key issues to consider are:

- The impact on the character and appearance of the host building and conservation area; and
- The impact on amenity

### Impact on the character and appearance of the host building and conservation area

The extension is very small and matches the size and form of the one below. Given its location at this height, the closet wing will be subordinate to the host building and be barely visible above surrounding garden walls. Its materials and design are sympathetic to the house and surrounding area. It will have no harmful impact and will preserve the character and appearance of the host building and the Inkerman Conservation Area.

### Amenity:

Due to its size and location it is considered that the proposed extension will not give rise to any material loss of light to the neighbouring properties. In terms of no. 31 Alma Street, it complies with the 45 degree daylight angle rule to maintain adequate daylight to this property's french doors. Given its modest size and location, it would not give rise to any serious loss of outlook. Given that the proposed velux rooflight and window opening in the rear elevation are to be of obscured glass, there will be no overlooking.

### Recommendation: Grant planning permission

#### Disclaimer

***This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444***