

Delegated Report		Analysis sheet		Expiry Date:		18/11/2014	
		N/A		Consultation Expiry Date:		23/10/2014	
Officer				Application Number(s)			
Gideon Whittingham				2014/5477/P			
Application Address				Drawing Numbers			
16 Alma Street London NW5 3DJ				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Amendment to condition 3 (approved plans) of planning permission 2013/1611/P dated 30/05/2013 (Replacement of single storey rear extension with part one part two storey full width rear extension located at lower ground floor level), namely materials of rear extension, rooflights throughout and lightwell and associated window to front elevation at lower ground floor level.							
Recommendation(s):		Grant Variation of Condition 3					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to 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 26/09/2014 and a public notice was published in the Ham & High from 02/10/2014. No responses have been received.					
CAAC/Local groups comments:		N/A					

Site Description

The application site is a two storey (plus lower ground floor) terrace property located mid-way along Alma Street. The property is in use as a single family dwelling-house (Class C3), as are the rest of the majority of the properties in the street.

The property is finished in a London Stock-brick with a slate tiled 'valley-roof'. The valley-roof is screened by a horizontal Stucco parapet.

The property is not listed but is located within the Inkerman Conservation Area. The Inkerman Conservation Area Strategy identifies it as making a positive contribution to the character of the CA.

Relevant History

2013/1611/P Replacement of single storey rear extension with part one part two storey full width rear extension located at lower ground floor level, lowering of existing lower ground floor level, enlargement of front lightwell including elevational alterations to front and rear façade and installation of rooflight to main roof of single dwellinghouse (Class C3). Granted 30/05/2013

Condition No.3 reads as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans 608_001 REV P4, 608_100 REV P4, 608_101 REV P4, 608_102 REV P4, 608_103 REV P4, 608_104 REV P4, 608_105 REV P4, 608_111 REV P4, 608_112 REV P4, 608_113 REV P4, 608_121 REV P4, 608_122 REV P4, 608_200 REV P4, 608_201 REV P4, 608_202 REV P4, 608_203 REV P4, 608_204 REV P4, 608_205 REV P4, 608_211 REV P4, 608_212 REV P4, 608_213 REV P4, 608_214 REV P4, 608_221 REV P4, 608_222 REV P4, 608_400 REV P4, Basement Impact Assessment, prepared by Momentum Consulting Engineers Ltd, dated 12th February 2013 (Ref 1531), Daylight and Sunlight Study, prepared by Right of Light Consulting, dated 18th February 2013.

Reason: For the avoidance of doubt and in the interest of proper planning.

Relevant policies

National and Regional Policy

National Planning Policy Framework (2012)

London Plan (2011)

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

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

Camden Planning Guidance 2011/2013

CPG1 (Design)

CPG6 (Amenity)

Inkerman Conservation Area Appraisal and Management Strategy 2001

Assessment

1. Proposal

1.1 The application proposes minor material amendments (as a variation to condition 3) of planning permission ref 2013/1611/P, dated 30/05/2013.

1.2 The proposed amendment seeks to alter the form and facing materials at ground floor level of the rear extension, rooflights associated and the lightwell to the front elevation.

2. Background:

2.1 In 2013, the applicant received consent (2013/1611/P) for the replacement of single storey rear extension with part one part two storey full width rear extension located at lower ground floor level, lowering of existing lower ground floor level, enlargement of front lightwell including elevational alterations to front and rear façade and installation of rooflight to main roof of single dwellinghouse. The overall form, appearance and use of materials was considered to be of a suitably high quality to address the requirements of the LDF policies.

3. Assessment:

3.1 The principal considerations material to the determination of this application are summarised as follows:

- Design
- Adjacent residential amenity

4. Design

4.1 With regard to the 2 storey rear extension, the officers delegated report (2013/1611/P) noted:

'Despite the proposed extension being of a more modern design than the host building, its size and mass are subordinate to it and the confinement of its bulk to lower ground floor level renders overall visual impact to be minimal. It is noted however, the detailed design of the cladding materials shall be secured by way of condition, to ensure the highest standards are maintained.'

4.2 The proposed alteration would substitute the slate cladding exterior at upper ground floor level with stock brick. Whilst this would not follow the same concept of the original proposal in terms of modernity, the materials proposed would be more in keeping with extensions at this level along this terrace and remain sympathetic to the character and appearance of the host building.

4.3 A rear sash window, located at first floor level would now be retained; this was previously removed as part of the approved scheme.

4.4 The substitution of the 4 panel sliding door of the lower ground floor level extension with a 4 panel sliding door is considered appropriate in design terms. Reducing the size of the approved rooflights above each extension (at ground and first floor level) and at main roof level is also acceptable.

4.5 With regard to the front elevation, the proposal will omit the lightwell (excavation to a depth of 1.8), and rather reduce the existing depth of ground levels by approximately 300mm instead. It should be noted the structural implications of excavation associated within this development remain secured by condition No.4.

4.6 The approved lightwell featured a pair of French doors, this element has now been changed whereby the existing casement window would be substituted with a pair of sash windows which is considered acceptable.

5. Amenity

5.1 It is considered that no undue harm would be caused with regard to the amenity of the occupiers of the neighbouring and adjacent properties in terms of access to sunlight, daylight, privacy, visual bulk or sense of enclosure. The proposed amendments are considered limited in their scope, nature and impact upon the adjacent occupiers.

Recommendation: Grant Variation of Condition 3