

Delegated Report		Analysis sheet		Expiry Date:		18/11/2014	
		N/A		Consultation Expiry Date:		23/09/2014	
Officer				Application Number(s)			
Gideon Whittingham				2014/5969/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)							
Details pursuant to conditions 4 (structural engineer details) and 5 (detailed drawing and samples of materials) pursuant to granted permission reference 2013/1611/P dated 30/05/2013.							
Recommendation(s):		Approval of Details Granted					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
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

2014/5477/P - 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. Granted 30/05/2013

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)
DP22 (Promoting sustainable design and construction)
DP24 (Securing high quality design)
DP25 (Conserving Camden's Heritage)
DP26 (Managing the impact of development on occupiers and neighbours)
DP27 (Basements and lightwells)

Camden Planning Guidance 2011/2013

CPG1 (Design)
CPG4 (Basements and lightwells)
CPG6 (Amenity)

Inkerman Conservation Area Appraisal and Management Strategy 2001

Assessment

1. Proposal:

1.1 The application proposes the discharge of the following conditions:

Condition No.4:

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

Condition No.5:

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Samples and manufacturer's details of all new facing materials

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies.

2. Assessment

Condition No.4:

2.1 The applicant has submitted details confirming that Momentum Consulting Engineers Ltd have been appointed to carry out the Structural Design of the development. The principle representative shall be Mike Hutchison BEng CEng MIStructE. A Hydrogeologist with the "CGeol" (Chartered Geologist) qualification from the Geological Society of London is not considered necessary given the ground investigations of the submitted BIA. Such qualifications follow those outlined in CPG4. Details of the appointment and the appointee's responsibilities have also been submitted and are considered to be sufficient for the purposes of this condition and thus the condition can be approved.

2.2 An informative will be added that stipulates any subsequent change or reappointment of the suitably qualified structural engineer shall be confirmed forthwith for the duration of the construction works.

Condition No.5:

2.3 The applicant has submitted the relevant elevations and a brick sample (Cotswold Buff by Coleford Brick & Tile) proposed for the rear extension, as amended as part of NMA application 2014/1611/P. The details are considered to respect the character and appearance of the building and the surrounding conservation area. Thus the condition can be approved.

Recommendation: Approve details

You are advised that all conditions relating to planning permission granted on 30/05/2013 (ref: 2013/1611/P)

which need details to be submitted, have been approved.

Statement on proposed basement lowering (including appendices 1-6), prepared by 4orm (ref: 485-03A-140821-Report.docx),