

PROPOSED SINGLE STOREY EXTENSION TO No.19 Wiblin Mews, NW5 1BW



Photo.1 View from within No.19 looking out towards parallel block. Arrow indicates extent of proposed extension.

The property currently consists of a three bedroom unit arranged over four floors and is a mid-terrace within a run of four.

This unit has only recently been completed and includes a small terraced area enclosed on three sides (see photo.1).

The new owner would prefer to enclose this area to create more living space. The proposal therefore seeks to build a forth wall across the end of the terrace and add a roof.



Photo.2 View from site of proposed extension looking down into garden



Photo.3 View back towards No.19 indicating area of infill extension.

Planning Guidance

The recent approval of a new Camden Local Plan does not raise any new policy issues not addressed under the previous approval

Camden Planning Guidance Design 1

Objectives:

Alterations should always take into account the character and design of the property and its surroundings.

- *Windows, doors and materials should complement the existing building.*
- *Rear extensions should be secondary to the building being extended.*

Camden Planning Guidance 6 Amenity, Section 7

Planning Considerations

The edge of the existing terrace lies 12m from that of the immediately opposite dwelling. The enclosure of this terrace as proposed will not materially alter any actual or perceived overlooking as a result. The enclosing of this small terrace area does not introduce any new views that are not currently obtaining from the terrace, and to some degree this will result in a slight reduction in views.

As can be observed from photos. 1 and 2 above there is already a screening wall between the properties.

The proposed enclosure will be of matching design, materials and details as the existing recently completed dwelling.

Although this extension lies on top of a lower ground floor, from street level this will appear as a single storey extension.

The property benefits from a small garden so the loss of the terrace will still leave future occupants with private outdoor amenity space.

As the proposal continues the rear building line across the terrace in order to enclose it, it will not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area.

The enclosing of the terrace will improve the overall level of accommodation within the dwelling.

The proposal will not result in a decrease of permeable ground as it is built over an existing basement area.

Simon Rutter MRTPI

PROCTOR WATTS COLE RUTTER