

**PROPOSED SINGLE STOREY EXTENSION TO No.8 Wiblin Mews, NW5 1BW**



Google Map Aerial View – No.8 indicated in yellow

The property is an end terrace in a run of four and forms part of a larger development which is not yet fully complete. It has two bedroom unit arranged over three floors. Unlike other units in the development it has now lower ground floor due to the access ramp to the basement parking. The design is 'contemporary' with cladding materials and roofs reflecting this.

This unit has only recently been completed and includes a small terraced area enclosed on three sides with decked amenity area at a lower level (see photos 1 & 2).



**Photo.1** View from within No.8 looking west over garden towards parallel block with College Lane on RHS

### **Proposal**

The 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 (see photo.2). This would require raising the wall along the access footpath. This proposal is very similar to that of No.20 Wiblin Mews granted permission under reference 2017/3316/P on 4<sup>th</sup> August 2017 (see Aerial view above indicated by red circle).

The extension will require translation of the existing boundary wall doorway to a new position. The existing doorway will be blocked up with matching bricks, and a new doorway formed re-using the existing door and frame.



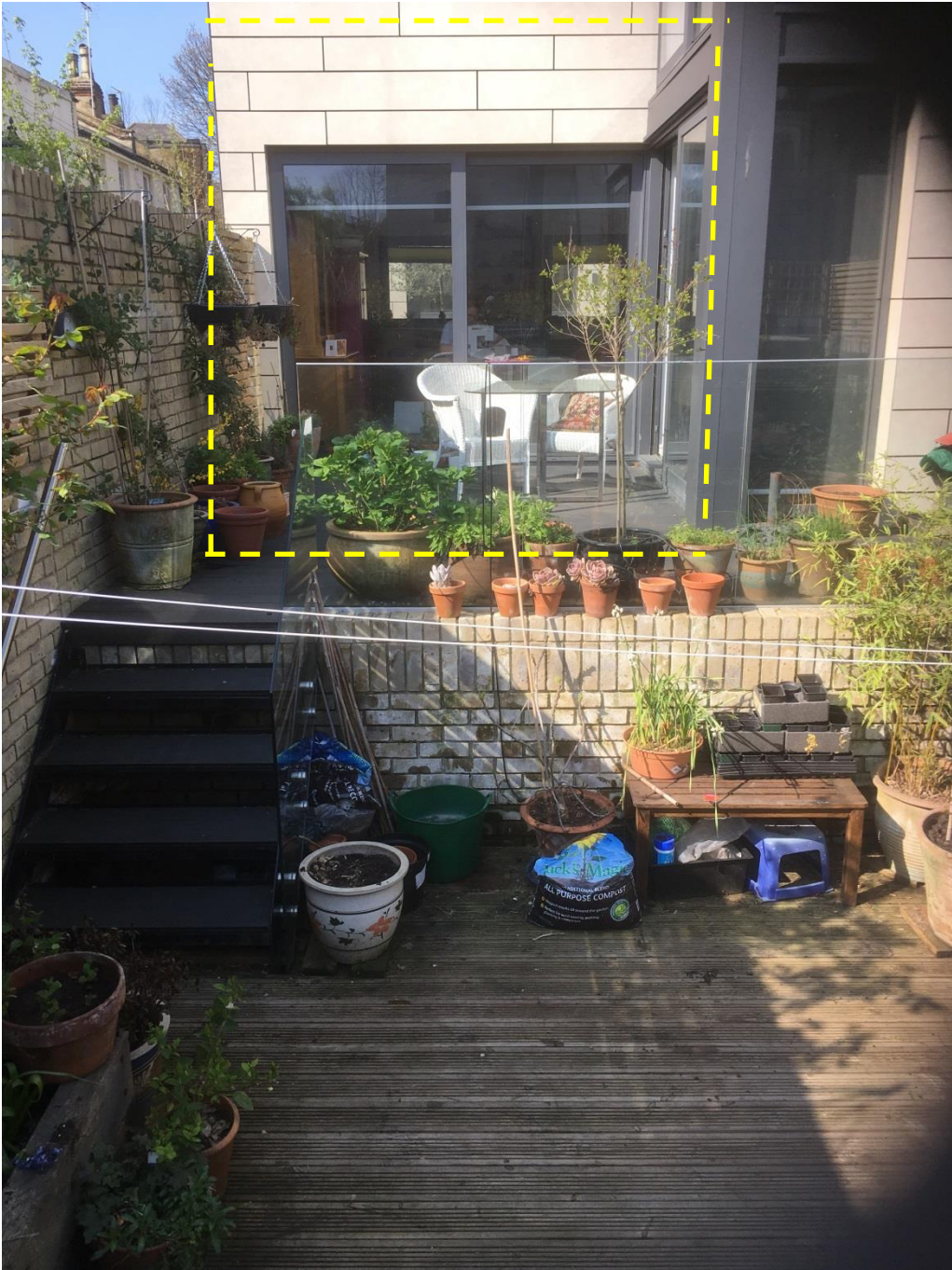


Photo.2 Reverse View – broken line indicates area of extension



Photo.3 View from access footpath alongside College Lane.





Photo.4 Side view of No.8 from footpath. Pedestrian gate to be relocated to RHS

### **Planning Guidance**

The 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 obtained from the terrace. Here the terrace is overlooked by

upper floor windows of the dwelling opposite and upper floor windows in College Lane and this situation will not alter.

The proposal will have no impact on the amenities of the occupants of the attached property (no.7).

As can be observed from photo. 1 above there is already in screening wall/fence between the properties that prevent views into ground floor rooms.

The wall to the access footpath prevents overlooking from that direction.

The proposed enclosure will be of matching design, materials and details as the existing recently completed dwelling so in elevation there will be little noticeable change.

Although this extension lies on top of a lower ground floor, from street level this will appear as a single storey extension. The view from College Lane will alter with the extension appearing over the top of the existing wall (see photo.3) but terminates before the fence line steps down.

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.

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