

Application ref: 2020/4081/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Architecture  
11A Beresford Road  
London  
N2 8AT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**42 Alma Street**  
**London**  
**NW5 3DH**

Proposal:

Erection of part single and part double storey rear extension including restoration of historic stucco features to front elevation, replacement with double glazed sash windows, insertion of rooflight in butterfly roof.

Drawing Nos: 101; 102; 103; 104; 105; 110; 111; 112 REVA; 113; 114 REVB; 115 REVB; 116 REVB and 117 Design and Access Statement commissioned by Beyond Architecture dated 16th September 2020.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless

otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 101; 102; 103; 104; 105; 110; 111; 112 REVA; 113; 114 REVB; 115 REVB and 116 REVB and Design and Access Statement commissioned by Beyond Architecture dated 16th September 2020.

Reason:

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

- 4 The side elevation window within the rear first floor extension shall be maintained with obscure glazing in perpetuity.

Reason: In order to preserve the privacy of the neighbouring occupiers in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 5 Notwithstanding the detail shown in submitted drawing no. 117, the proposed windows to the front elevation shall be constructed using full depth glazing bars with two separate panes in each of the upper and lower sashes as shown in revised drawing(s) which must be submitted to and approved in writing by the local planning authority before any works on the relevant windows are commenced. The proposed details shall clarify that the windows are timber framed and painted white and the windows shall not be installed other than in complete accordance with the revised details that have been approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission:

The proposed ground floor and first floor rear extensions are considered acceptable by virtue of their detailed design, scale and location. A number of extensions with varying heights and styles are evident within the terrace and these all form part of the established character of the street. Moreover, the proposed rear extension would be of a similar scale and bulk to 2015/3838/P that was granted appeal (APP/X5210/D/15/3133659) on the 13th February 2016 at no.46 Alma Road. Similar part one, part two-storey extensions exist at Nos. 40, 41, 44 and 45 Alma Street and at 49 Alma Street is a full-width two storey rear extension. Thus, the principle of a part one, part two storey extension in this location is considered acceptable.

The proposed ground floor extension would measure approximately 5.0m in width, 3.1m in height and 4.0m in depth. This is similar in depth to the

neighbouring 2-storey extension at no.41 Alma Street. Although the 2-storey element is more than half-width unlike the nearest existing extensions which have 2-storey elements exactly half width, the extension granted on appeal at No. 46 was similarly slightly more than half width and the Inspector did not find that harmful. It was also paired with the two-storey element of an extension on the adjacent property like the current proposal for No. 42. It would be set back from the line of the ground floor extension and part width so would appear subordinate. The rear extension is proposed to be constructed in brickwork to match the existing dwelling and would feature aluminium framed sliding doors and flat roof. The existing variety of rear extensions along this particular terrace includes both pitched roofed as well as flat roofed structures and has a variety of window opening sizes, types and materials. Taking this established character into account, it is considered that the proposed extensions would not be harmful to the character or appearance of the conservation area.

The proposed roof light to the ground floor part of the extension and on the main butterfly roof are considered acceptable, both would be flushed with the roof slope. The reinstatement of the stucco projecting lintel features above the first floor windows to match the originals as is evident at the neighbouring property at No. 41 is a welcome enhancement to the front elevation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The adjacent building at 41 Alma Street has a part single part double storey rear extension that consist of no windows to the flank elevation. In regard to no 43 it is unlikely that the proposed ground floor extension would have any harmful impact on those occupiers over the existing situation. The first floor element of the proposal would be setback by approximately 1.8m from the shared boundary and it is not considered that it would result in any undue harm by way of a loss of light or outlook. The side facing section of window at first floor level is indicated as being in obscured glass on the proposed plan and a condition is attached to ensure this continues in the interests of privacy to No. 43.

- 2 The proposal seeks to replace all the existing single glazed timber sash windows to the front elevation, with timber sash double glazed windows of similar style and fitting.

The proposed timber sash windows to the front elevation would be similar additions within their setting and Officers consider that subject to the details to be secured by condition the proposed design and appearance of the new windows would preserve the character and appearance of the host building, the street scene and the wider Inkerman Conservation Area.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1,

D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer