

# PLANNING AND HERITAGE STATEMENT

ADL Planning Pty Ltd  
Planning For Better

2 Ainger Road, London, NW3 3AR

# ADL

Planning and Heritage Statement to accompany an application for the removal of existing sun room at main roof level and replacement with a mansard roof addition that matches the height of the existing roof addition at no.3 Ainger Road



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## Introduction

This statement has been produced to accompany an application for planning permission for the removal of the existing sunroom at main roof level at 2 Ainger Road and its replacement with a mansard addition to match the height and style to the front elevation of the existing roof addition at 3 Ainger Road.

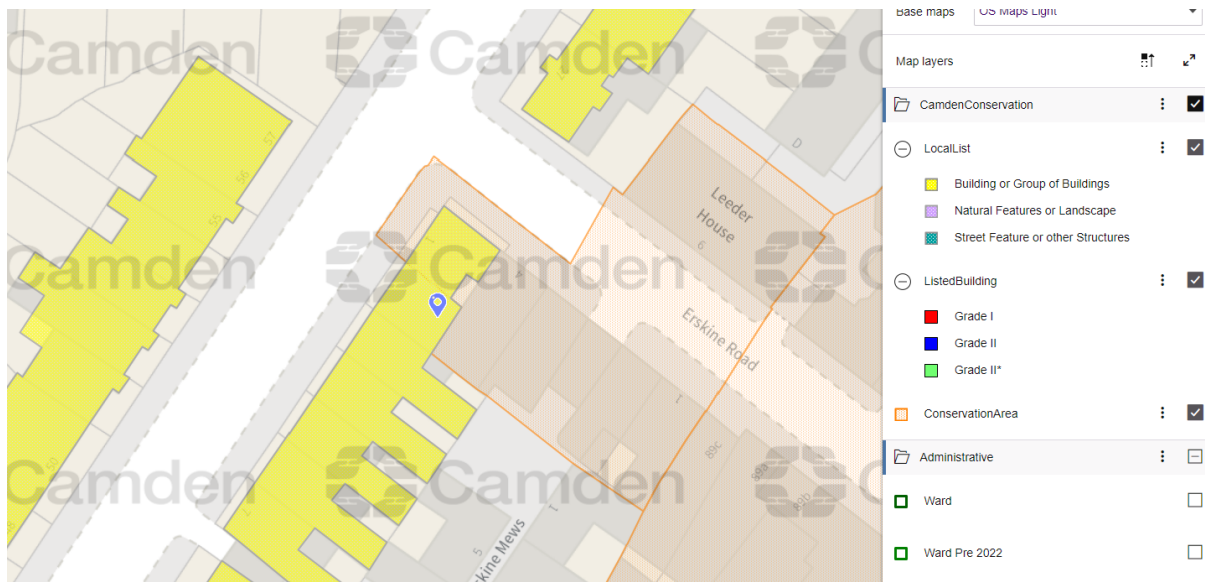
It is considered that the proposals would preserve, and in respect of the works to the front parapet, enhance, the character and appearance of the parent building, the street scene of the terrace of which the application site forms a part and the adjacent conservation area whilst not resulting in any detriment to the residential amenity of the surrounding occupiers.

## Application Site

The application site is a five storey, single family, terraced dwellinghouse located on the east side of the street.

The property currently has a sunroom across the southern part of the main roof with the remaining space a roof terrace.

The property is noted on the Council's website as being located within the Primrose Hill Conservation Area. However, on the GIS map associated with that allocation, the application site is outside the boundary as illustrated below. Furthermore, the Conservation Area Statement for Primrose Hill excludes all buildings except 1 Ainger Road from the boundary of the area. As such, it is concluded that the application site sits outside the conservation area although as the works would be visible from within the conservation area, an assessment of the area is provided.



The application site is not a statutorily listed building. It is on the Council's local list.

## The Proposal

Planning permission is sought for the removal of the existing sunroom at main roof level and its replacement with a full-width roof addition in the form of a mansard roof to match that present at the neighbouring property, no.3 Ainger Road.

The design of the mansard roof will reflect that present at no.3 to add some consistency at roof level with the height of the addition aligning to that present at no.3 also.

The front elevation of the mansard will have full height and width glazing to align to the design of the roof additions at other properties along the street including no.3 and no.5 Ainger Road.

The mansard floor will not extend to the full perimeter of the roof in order to maintain a small section of roof terrace close to the boundary with no.1 Ainger Road. This cut-away is adjacent to the existing roof terrace at no.1 and will ensure no detriment to the amenity of this amenity space.

## Description of Significance

The application site is located directly adjacent to the Primrose Hill conservation area. The Council has produced a Conservation Area Statement which was adopted in 2001.

Section 72 of the Planning (Listed Buildings and Conservation) Act 1990 requires particular attention to be paid to preserving and enhancing the character and appearance of a conservation area.

As the application site adjacent to a designated heritage asset (the conservation area), it should be considered in relation to paragraphs 199 and 206 of the NPPF.

Conservation (for heritage policy) is defined within the National Planning Policy Framework as *"the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance"*.

Heritage assets are defined as buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

Significance is defined within the NPPF as *"the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"*.

The application site is situated directly adjacent to the boundary of sub-area 3 of the conservation area; Regent's Park Road North. No.1 Ainger Road is within the conservation area and the application site shares a party wall with the building.

Although not within the conservation area, the application site is on the Council's local list along with nos. 1-29, 30-45 and 46-57 Ainger Road. The buildings are included on the list as *"later*

*19<sup>th</sup> century terraced house on both sides of the street. High degree of consistency including at roof level. Creates striking uniformity to the townscape”.*

The application proposal seeks to reinstate a consistent roofline and design with the neighbouring buildings. The existing sunroom, being orientated to the north, occupying the southern section of the roof and opening to the remainder of the roof as a terrace, creates an incongruous addition. The current proposal seeks to unify the roofline with no.3 Ainger Road, which in turn is similar to no.5. The proposal is consistent with the reasons for including the application site on the local list.

The proposals include the reinstatement of the painted parapet detail to the front elevation which will further unify the terrace and ensure an enhancement to the character and appearance of the parent building and the terrace as a whole.

Whilst the improvements to the front parapet won't be visible from within the adjacent conservation area, the provision of the parapet detail to align with the remainder of the terrace would improve the visual appearance of the terrace. The terrace as a whole forms part of the local list. The proposal will also improve the views across the building into the adjacent conservation area, and in particular in relation to the northerly neighbour, no.1 Ainger Road, which does form part of the conservation area.

### **Planning Considerations**

The relevant planning policies are contained within Camden's Local Plan. The following policies are considered relevant to the consideration of these proposals:

A1 – Managing the impact of development

D1 – Design

D2 – Heritage

Also of consideration are the adopted SPDs on Home Improvements, Amenity and Design. The proposals have been designed to align with the advice within these documents.

The proposal seeks to improve the usability of the dwelling for the occupiers whilst also improving the visual appearance of the property from both public and private spaces. The increase to the residential footprint is supported in principle by development plan policies as is the improvement to the housing stock of the borough.

The existing sunroom is of no architectural or historic interest and its removal is not considered to be a barrier to development. It is an anomaly with the street scene albeit a modest and subservient one.

The sunroom will be replaced by a mansard roof addition that replicates the height, design and materials of the same development at the immediate neighbour to the south, no.3 Ainger Road.

The Council's SPD on roof level alterations has been considered when designing the mansard. As noted by the guidance, the design approach that has been selected is derived from the desire to create a uniform and consistent roofline and design whilst taking the opportunity to ensure

that a key feature of the terrace that is currently missing from the application site is reinstated, to the benefit of the character and appearance of the terrace as a whole.

It is considered that the proposal remains subservient to the parent building with a suitable set back at roof level to ensure that the roof addition does not dominate in views from street level.

To the rear of the building, the mansard is slightly unconventional in that it doesn't extend to the full extent of the roof. However, this is a deliberate design choice to ensure that private amenity space is retained at the application site along with protecting the existing amenity at the neighbouring roof terrace of no.1 Ainger Road.

As the rear aspect of the buildings come together at this common boundary and meet with the rears of the properties along Erskine Road, the availability of private amenity space is limited. As such, the protection of existing arrangements at roof level is important. The slight cut away of the mansard to the rear aligns with the similar arrangement at no.1 Ainger Road and will not be overly visible from public views given the tight urban grain and the height of the existing building.

The works to the roof of the property are considered to preserve the character and appearance of the parent building and the views from within the conservation area. The development is subservient and creates a uniformity at roof level, that will preserve the character and appearance of the host building, the street scene, and views from the conservation towards the site in accordance with Policies A1, D1 and D2 of the Local Plan.

The reinstatement of the front painted parapet detail to match the other buildings in the terrace is considered an enhancement of the host building, the contribution it makes to the street scene and to the character and appearance of the street scene as a whole. Small-scale works like this are to the betterment of the built environment and are encouraged under policies A1 and D1 of the Local Plan.

Although the proposal will be creating windows at main roof level that are not currently present, it is not considered that these openings will give rise to any additional views when compared to the existing situation.

The separation distances to the front elevation are sufficient to maintain the existing levels of amenity and the rear openings are limited to those similar to the existing onto the roof terrace. As the roof addition will be situated between two existing roof additions, it is not considered the proposal gives rise to any detriment by the way of loss of light or a sense of enclosure to neighbouring buildings. There will be no residential amenity issues arising from the proposals.

## **Conclusion**

Planning permission is sought for the removal of the existing sunroom and its replacement with a mansard roof addition to align with no.3 Ainger Road.

The work at main roof level is considered to be a subordinate and compatible form of development that will reunite the roof line to the betterment of the character and appearance of the street scene. The reinstatement of the front painted parapet will enhance the street scene.

The proposals will not give rise to any detriment to the residential amenity of the area.

It is considered that the proposed works would preserve, and enhance, the character and appearance of the parent building and the street scene by reuniting the roofline and creating a more cohesive pattern of development in accordance with adopted Local Plan policies and the detailed guidance provided in the Council's Supplementary Planning Document, House Improvements. The proposals will not result in significant or unacceptable impacts to the residential amenity of the surrounding properties in accordance with Policy A1 of the Local Plan.

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