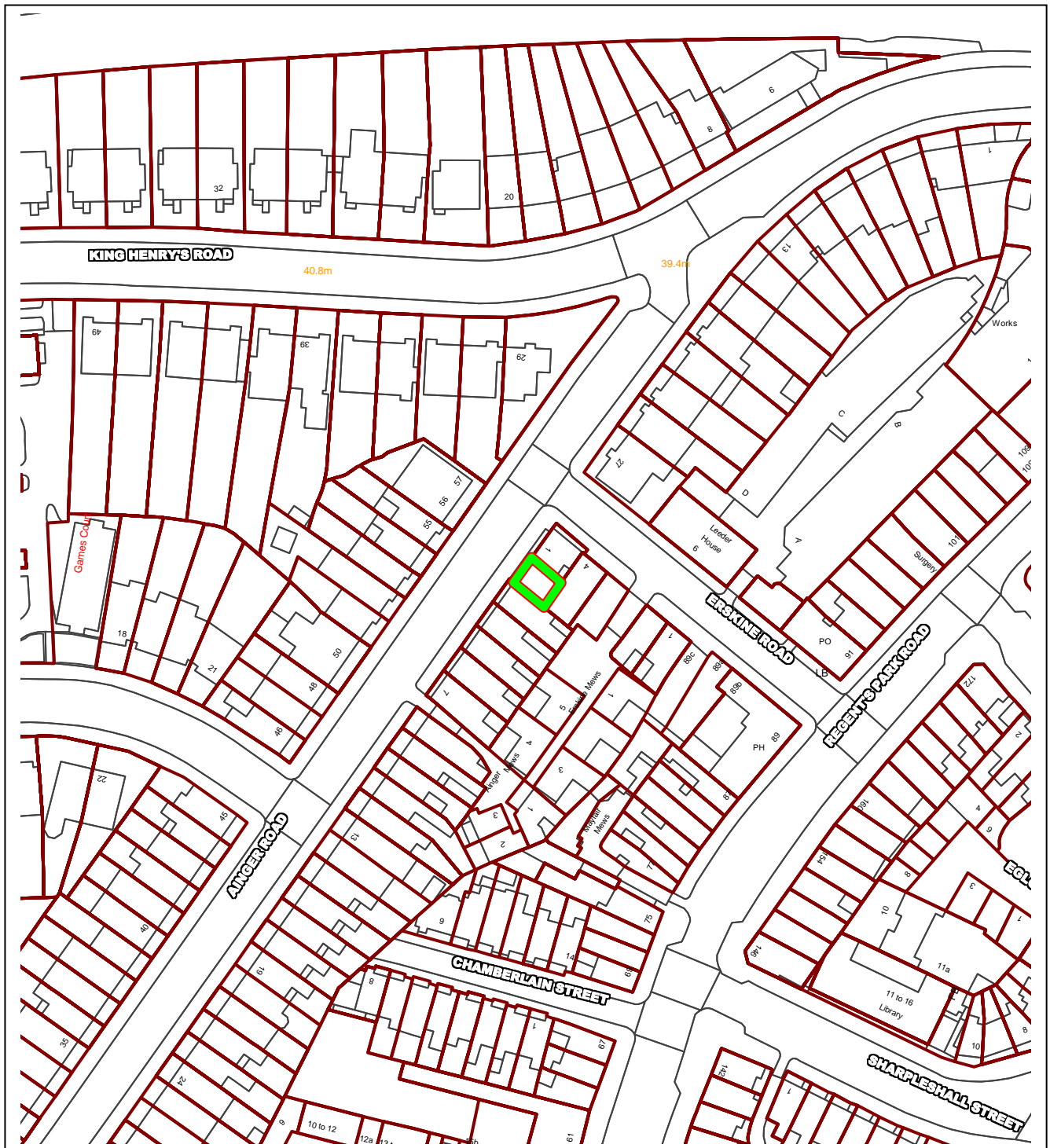


# 2023/3143/P - 2 Ainger Road, NW3 3AR



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.





Photo 1 (above): Aerial view from a south/south-easterly direction. Arrow highlights application site. (Source: Google)



Photo 2 (above): Aerial view from a northern direction. Arrow highlights application site. (Source: Google)





Photo 3 (above): View towards No 1 Ainger Road and properties beyond. Arrow highlights application site. (Source: Officer photo)



Photo 4 (above): View towards application site, No 2 Ainger Road. Arrow highlights application site. (Source: Officer photo)





Photo 5 (above): View from street showing application site and roof extension at No 3 Ainger Road, both obscured by trees. Arrow highlights application site. (Source: Officer photo)



Photo 6 (above): View showing roof extensions at No 3 and No 5 (marked with blue arrows) as seen from street. Application site marked with red arrow. (Source: Officer photo)

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	27/09/2023
		N/A / attached		<b>Consultation Expiry Date:</b>	07/10/2023
<b>Officer</b>			<b>Application Number(s)</b>		
Miriam Baptist			2023/3143/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
2 Ainger Road London NW3 3AR			See draft Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Demolition of existing sunroom at roof level and terrace and erection of full width roof extension and rear terrace.					
<b>Recommendation(s):</b>		Grant Conditional Planning Permission			
<b>Application Type:</b>		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	Site notices were displayed on 13/09/2023 and expired on 07/10/2023.  No responses were received from neighbouring occupiers.					
Primrose Hill CAAC comments:	<p>Primrose Hill CAAC <b>object</b> on the following grounds:</p> <p>No1 Ainger Road is recognised as contributing positively to the special character and appearance of the conservation area. No 2 provides the link between No1 inside the conservation area and the rest of Ainger Road. The link, or context, is expressed architecturally through the way that the houses step down the slope of Ainger Road: this is shown in the levels of nos 1 to 3. The present roof extensions follow this stepping down as the existing front elevation drawing shows. But the proposed roof extension at no. 2 does not step down from no. 3, and as a result is overdominant in height in relation to no. 1 within the conservation area. This proposal would harm the street pattern which contextualises the positive contribution to the conservation area by no. 1. The proposal as it stands would neither preserve nor enhance the character or appearance of the adjacent conservation area. We note that an extension following the existing height of the existing sun-room extension could allow for the step-down from nos 3 to 2 to 1. We would be happy to review a revised proposal.</p> <p><i>Officer's response: Although the application site is on a hill and the roof of No1 is lower than the roof of No3, the height difference, in conjunction with the set back from the front parapet, is considered insignificant, and unlikely to be of any material harm to the roofscape as viewed from the public realm below. The set back of the proposal has been revised at the officer's request to match that of number 3 to ensure the roof extension is equally subservient and modest as seen from the street below. Please see section 3 of the report below for further discussion of design and heritage.</i></p> <p>We are also concerned by the relationship of the rear of the proposed addition, and especially the roof terrace, to no. 4 Erskine Road (in the conservation area). The possible impact of the proposal on the amenity of habitable rooms at no. 4 Erskine Road needs to be made clear: neither the drawings submitted nor the planning statement make this relationship clear preventing assessment of this important aspect of the application.</p> <p><i>Officer's response: In terms of the relationship of the proposal with the nearby roof terrace at No4 Erskine Road, the proposal is not considered to significantly change the level of potential overlooking above and beyond the existing situation where currently the majority of the host building's flat roof is used as a terrace and views are possible in most directions. However it is acknowledged that there will be some increased level of visibility as the fence to the rear will be replaced with an open metal railing as is more suitable adjacent to a</i></p>					

	<p><i>conservation area. It is noted that in a corner position where two roads meet, such as this, there is a level of mutual overlooking which will naturally occur between nearby roof terraces and windows. In terms of daylight and sunlight, the mass of the new roof extension between two existing roof extensions is not considered to be of material harm to any nearby properties. Please see section 4 of the report below for further discussion of neighbouring amenity impacts.</i></p>
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## Site Description

The application site is a four-storey plus basement terraced house on the eastern side of Ainger Road, within a locally listed terrace, adjacent to the Primrose Hill Conservation Area. The surrounding area is primarily residential in nature, the application site being sited within a row of terraced properties.

The property currently has a flat roof which is used as a terrace and has a summerhouse structure, which gives access to the roof terrace.

## Relevant History

No relevant history for site.

### Nearby Properties:

#### Flat 4, 3 Ainger Road

**2005/4869/P** - Erection of a mansard roof and addition of rear roof terrace to top floor flat. – Granted 02/02/2006.

**2007/1723/P** - Erection of a roof extension to the top floor flat (C3). – Granted 17/10/2007.

**2008/4966/P** - Revisions to planning permission dated 17/10/07 (ref: 2007/1723/P) for erection of a roof extension to the top floor flat namely, to change front dormer windows to sliding doors. – Granted 16/02/2012.

#### Flat 4, 5 Ainger Road

**8601435** - The erection of a mansard roof extension with a roof terrace at the rear as revised on 13th January 1987 and as shown on drawing numbers HGH1 HGH2 HGH3 HGH4 HGH5 and HGH6. – Granted 04/02/1987.

**9300021** - The construction of a mansard roof extension with rear terrace as shown on drawing nos. HGH 1 1694.1 2 3 4 and 5 unnumbered survey drawings revised on 21.04.93 and 05.07.93. – Granted 09/09/1993.

**2012/6026/P** - Erection of roof extension with terraces to front and rear in connection with existing flat (Class C3). – Granted 24/12/2012.

**2014/0268/PRE** - Erection of roof extension with terraces to front and rear in connection with existing flat (Class C3). – Advice issued 13/01/2014.

**2014/3977/P** - Erection of roof extension with terrace to front and rear (over existing bathroom) in connection with existing flat. – Withdrawn 19/08/2014 (Applicant sent email requesting withdrawal as application would have been refused on design grounds.)

**2017/1810/P** - Erection of glass balustrade along rear parapet to existing flat approved under planning permission 2012/6026/P, dated 24/12/2012 for erection of mansard roof extension with front and rear roof terraces. – Granted 08/06/2017.



## Relevant policies

### National Planning Policy Framework (2023)

### The London Plan (2021)

### Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

### Camden Planning Guidance (2021)

- CPG Amenity
- CPG Design
- CPG Energy efficiency and adaptation

### Primrose Hill Conservation Area Statement (2000)

- PH18 Roof extensions
- PH20 Roof extensions
- PH21 Roof extensions
- PH24 Roof terraces

## Assessment

### 1.0 Proposal

1.1 The application seeks permission to replace the existing roof terrace and summerhouse at roof level with a new roof extension and a smaller, part-width roof terrace to the rear.

1.2 Key planning issues are as follows:

- Design & Heritage
- Neighbouring Amenity

### 2.0 Assessment

2.1 The main material planning issues for consideration are:

- Design & Heritage
- Neighbouring Amenity

### 3.0 Design & Heritage

3.1 Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings and locally listed buildings.

3.2 Although the application site is just outside the boundary of the Primrose Hill Conservation Area (CA), its neighbouring property No1 is within the CA and the roof extension would be visible from the rear of properties behind on Regents Park Road (within the CA). Despite this it is unlikely to be highly visible from the surrounding public realm in the CA, but rather more visible from the front in oblique views on Ainger Road, most of which is not in the CA.

3.3 As the property is on the boundary of the CA, the Conservation Area Statement has been

appropriately considered.

3.4 The Primrose Hill Conservation Area Statement highlights *‘roof extensions and changes to roof profiles and detail’* as a current issue in the predominantly residential and commercial area. Guideline PH18 within the Conservation Area Statement states that roof extensions which change the shape and form of the roof can have a harmful impact on the conservation area and are unlikely to be acceptable where: *‘It would be detrimental to the form and character of the existing building; the property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired; the property forms part of a symmetrical composition, the balance of which would be upset; the roof is prominent, particularly in long views and views from the parks; the building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent.’*

3.5 PH20 says that *‘where roof extensions are acceptable, the type of extension likely to be acceptable depends upon the existing roof form and the predominant form of extension within a building group.’*

3.6 PH21 states: *‘A large number of roofs, particularly to terrace properties, are hidden from view behind a parapet to the street elevations and retain a horizontal or butterfly parapet to the rear. Where acceptable, roof extensions to these buildings should be significantly set back from the street elevation in order to minimise views. Where roof terraces are provided to the front elevation, the parapet should not be raised and handrails should be located out of view. Any raised party walls should be set back from the street elevation and graduated in order to minimise views. To the rear elevation, horizontal or butterfly parapets should be retained and not raised. The rear slope of the roof extension should rise from behind the parapet wall, and should be separated from the wall by a substantial gutter. Dormer windows are not usually characteristic of these extensions. Pairs of small conservation- style rooflights to the rear roof slope are most appropriate.’*

3.7 The Home Improvements CPG also states that *‘materials are integral to the architectural design, appearance and character of a building. The choice and use of materials and finishes therefore plays a crucial role in any alteration and extension given their impact on the appearance and character of a home (and Conservation Area if applicable).’* In order to be acceptable materials should be contextual (in terms of the existing property and the wider built environment).

3.8 The application site is locally listed, as are other late 19th century terraced properties on either side of the street. The groups of properties are locally listed in terms of their architectural and townscape significance, specifically their high degree of consistency, including at roof level, which creates striking uniformity to the townscape.

3.9 It is noted that the works sought do not represent the loss of an original butterfly roof in this instance as the roof has already been altered to accommodate the roof terrace and summerhouse structure. With this in mind, any existing pattern of along the terrace should inform any further roof level development.

3.10 To the front the proposed roof extension takes reference from the existing roof extensions at adjacent No 3, and No 5 on Ainger Road. These extensions both have a similar mass, form and design and are set back from the front elevation. It is noted that No1 has a more traditional form of roof extension than those seen at Nos 3 and 5, but due to its position on the corner No 1 appears more closely associated with Erskine Road, whose properties similarly have mansard-style roof extensions and horizontal parapets.

3.11 The proposal also proposes to amend the front parapet, to match the majority of those on Ainger Road which undulate reflecting the original butterfly roof form rather than being horizontal. At present there is fencing at high level which neither aligns with No 1 nor relates well to the continuous butterfly parapet from No 3 onwards up the hill. This amendment is welcomed, as it would increase the uniformity of the terrace, and just leave No1, the corner property, distinguished by a horizontal parapet. This element of the proposal is also considered in alignment with the local listing which



highlights the architectural value of the terrace's uniformity.

3.12 To the front the full width glazing reflects that of the existing roof extension at neighbouring No 3. It is noted that the design to the front will not be highly visible from the street below as the extension would be the same height as that at No 3 and therefore in the same manner will not be unduly noticeable.

3.13 To the rear the proposal will have a small inset terrace, abutting the existing terrace at No1. The v-shaped profile of the original roof would be maintained and a vertical black metal railing installed instead of the current timber fence. The replacement of the timber fence with a black railing as is traditional is welcomed and expected to be much less conspicuous on the roofline.

3.14 To the rear the roof extension would appear as a mansard, finished in slate with a conservation style rooflight bringing natural light to the staircase. This material palette is considered appropriate in terms of preserving and protecting the character and appearance of the adjacent CA. The angle of the mansard roof to the rear complies with the guidance found in Camden's Home Improvements CPG.

3.15 The detailed design proposed is considered to acceptable and suitable for roof extension at this location as it is broadly aligned in design and form with existing roof extensions at Nos 3 and 5, and therefore follows the existing pattern of development. Overall, the proposal is not considered harmful to the character or appearance of the host building, terrace of which it is part or the adjacent Primrose Hill Conservation Area, in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

3.16 Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the adjacent conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

#### **4.0 Neighbouring Amenity**

4.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.

4.2 The proposed roof extension is not considered likely to cause material harm to neighbouring amenity. To the south-west the adjacent property No 3 has an equivalent extension with flank walls either side which will prevent any overshadowing or overlooking from roof extensions either side. To the north-east there is a mansard roof extension at No 1, and a terrace which would abut the proposed terrace at No2. The party wall would not be raised here but would remain as it exists, therefore causing no immediate overshadowing to the existing terrace. The existing wall is considered high enough to prevent any unreasonable overlooking without the need for an additional privacy screen which would likely detract from the immediate area.

4.3 There may be some views from the proposed terrace towards the rear of properties on Erskine Road and others nearby, however the overlooking to the surrounding area is considered to be reduced from the existing situation. Currently, the whole flat roof is a roof terrace with a summer house along the south-west boundary with No3, and therefore views are possible in many directions towards the surrounding properties. The proposal, although it will have glazing to the front and back, limits this outlook somewhat as the building line (and therefore glazing) is set back to the front of the building and encloses the terrace to the back. For this reason, it reduces the extent of overlooking currently possible. The conservation rooflight to the rear is designed to bring natural light to the staircase rather than to create a view across towards surrounding habitable windows and terraces.

4.4 Overall, no significant negative impact on neighbouring amenity is expected from the proposed works in terms of loss of daylight, sunlight, privacy or outlook. The scheme is thus considered to be in

accordance with Local Plan policy A1.

## **5.0 Recommendation**

5.1 Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 23rd October 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2023/3143/P  
Contact: Miriam Baptist  
Tel: 020 7974 8147  
Email: [Miriam.Baptist@camden.gov.uk](mailto:Miriam.Baptist@camden.gov.uk)  
Date: 17 October 2023

**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](http://www.camden.gov.uk)

ADL Planning Pty Ltd  
1 The Arbory  
Plumpton Lane  
Great Plumpton  
PR4 3NH

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**2 Ainger Road**  
**London**  
**NW3 3AR**

#### Proposal:

Demolition of existing sunroom at roof level and terrace and erection of full width roof extension and rear terrace.

Drawing Nos: PLA 224 EX 01, PLA 224 EX 02, PLA 224 EX 101, PLA 224 EX 102, PLA 224 EX 103, PLA 224 EX 104, PLA 224 EX 105, PLA 224 EX 106, PLA 224 EX 107, PLA 224 PL 101 A, PLA 224 EX 102 A, PLA 224 PL 103 B, PLA 224 PL 104 B, PLA 224 PL 105 B, PLA 224 PL 106 B, PLA 224 PL 107 B.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: PLA 224 EX 01, PLA 224 EX 02, PLA 224 EX 101, PLA 224 EX 102, PLA 224 EX 103, PLA 224 EX 104, PLA 224 EX 105, PLA 224 EX 106, PLA 224 EX 107, PLA 224 PL 101 A, PLA 224 EX 102 A, PLA 224 PL 103 B, PLA 224 PL 104 B, PLA 224 PL 105 B, PLA 224 PL 106 B, PLA 224 PL 107 B.

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

- 3 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.

Informative(s):

- 1 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).
- 2 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, 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.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**