

Application ref: 2024/2845/P
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Date: 4 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
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London
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JLA
First Floor
24 Ormond Road
Richmond
TW10 6TH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
20 Ainger Road
London
Camden
NW3 3AS

Proposal:

External alterations including the replacement of the staircase to the basement at the front elevation, use of the roof over the rear first floor as a small terrace with associated balustrade and replacement of window on the second storey with a glazed door.
Drawing Nos: PHAR-PE-004, PHAR-PE-002, PHAR-PE-001, PHAR-PE-003, PHAR-PE-008, PHAR-PE-009, PHAR-PE-006, PHAR-PE-005, PHAR-PE-007, Planning Statement (dated 3rd July 2024).

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:

PHAR-PE-004, PHAR-PE-002, PHAR-PE-001, PHAR-PE-003, PHAR-PE-008, PHAR-PE-009, PHAR-PE-006, PHAR-PE-005, PHAR-PE-007, Planning Statement (dated 3rd July 2024).

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 Reasons for granting permission:

The application seeks permission for external alterations, including replacing the staircase to the basement of the front elevation, using the roof over the rear first floor as a small terrace with an associated balustrade, and replacing the window on the second storey with a glazed door. The property does not lie within a conservation area but backs onto Primrose Hill Conservation Area and is locally listed.

The replacement staircase to the basement is considered acceptable in design terms and an improvement, given the current condition of the steps. The implementation of metal steps and railings to the basement level is a common feature on Ainger Road. Given the scale, nature, and positioning of this element of the proposal, it is considered to represent a minor alteration that would not cause any harmful visual impact on the building.

The creation of a terrace and associated replacement window and balustrade is considered to be unobtrusive and sympathetic to the appearance of the host building and is, therefore, acceptable. The replacement of the first-floor window with a glazed timber-framed door at the rear is considered acceptable given that the replacement will retain the same material and will be of an appropriate scale. The replacement window is therefore considered to be sympathetic to the host building and would preserve the building's existing character.

The creation of a small roof terrace is acceptable as, given their positioning, the properties on Chamberlain Street will be minimally overlooked. Furthermore, several neighbouring properties have implemented similar roof terraces at the rear. There are no amenity concerns to neighbouring properties.

No objections were received prior to this decision, and the planning history of the site and surrounding area was taken into account.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the provisions of the National Planning Policy Framework 2023.

- 2 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).
- 3 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.
- 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) 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer