

# 2024/5389/P – 47 Ornan Road



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2024/4393/P – Photos and drawings

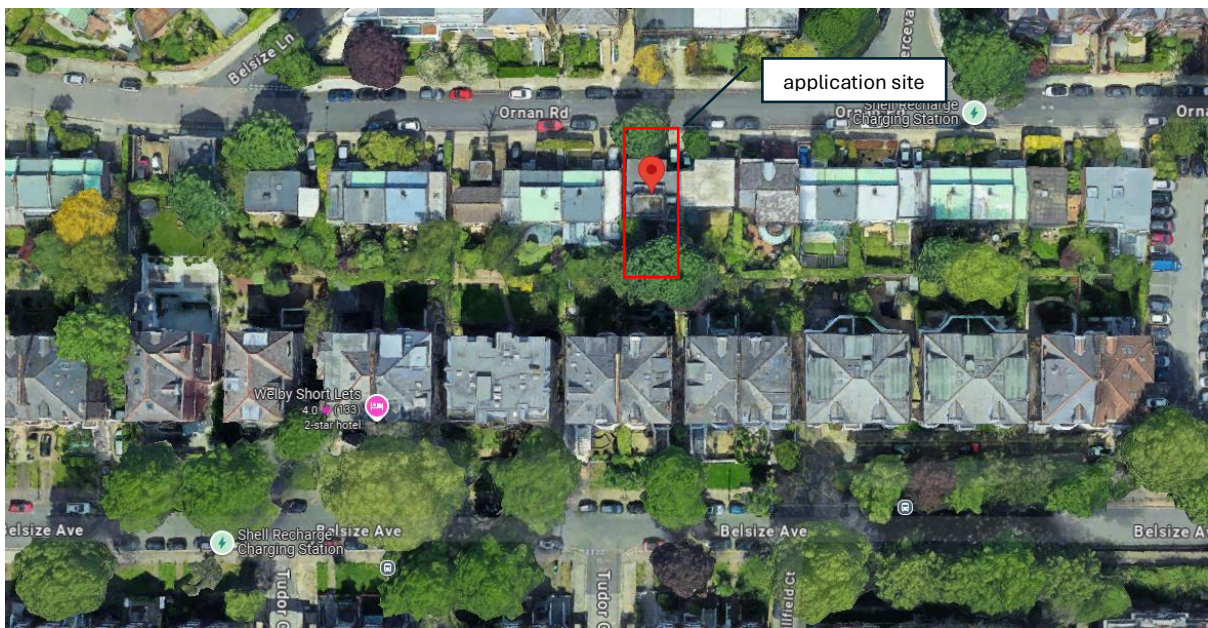


Figure 1: Aerial view of the site (Source: Google satellite image)



Figure 2 Map showing the application site and boundaries of nearby conservation areas (Source: GISMO)

## Site photos



*Figure 3 Front of the site (Source: site visit)*



*Figure 4 Rear elevation (Source: site visit)*



Figure 5 View towards No.45 Ornan Road (Source: site visit)



*Figure 6 View towards No.45 Ornan Road from roof (Source: site visit)*



*Figure 7 View towards No.49 Ornan Road (Source: site visit)*



*Figure 8 View towards No.49 Ornan Road from roof (Source: site visit)*





*Figure 9 View towards rear garden and 47 Belsize Avenue from roof (Source: site visit)*



Figure 10 Existing roof terrace (Source: site visit)



*Figure 11 Existing flat roof towards the front (Source: site visit)*

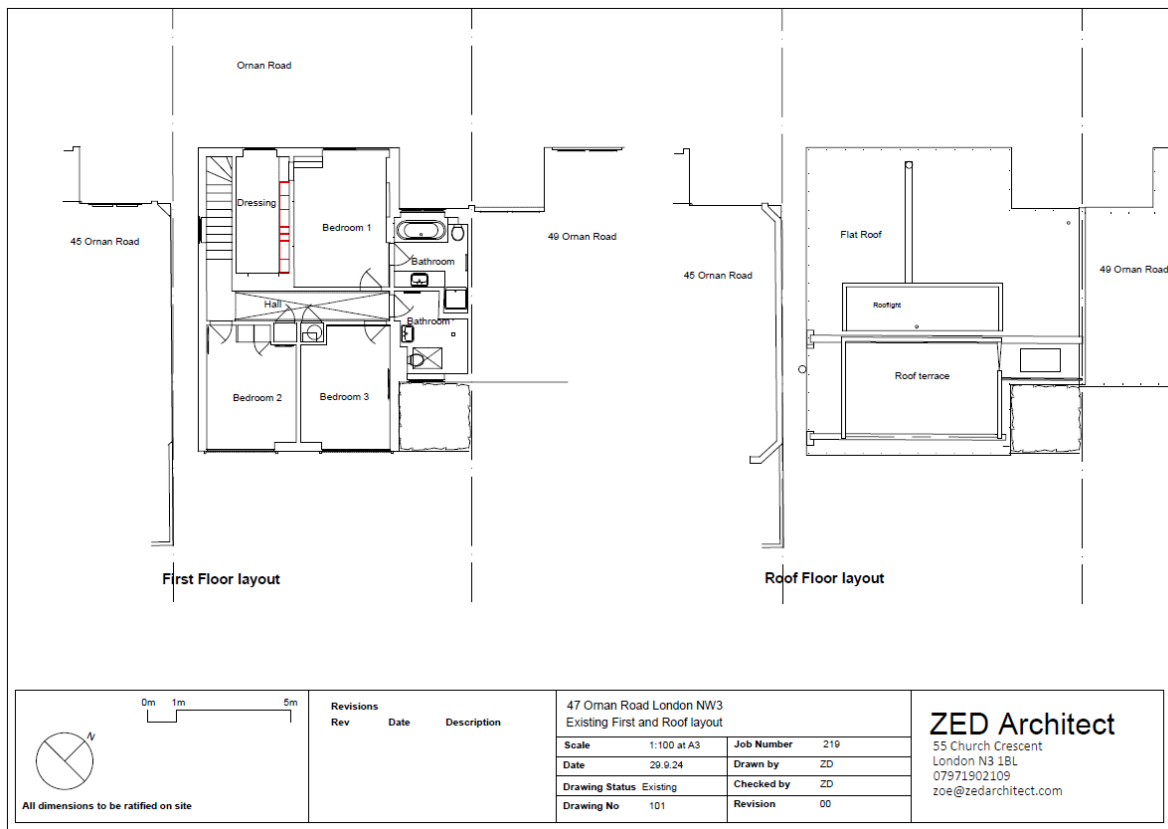


Figure 12 Existing first floor and roof plans (Source: submitted drawings)

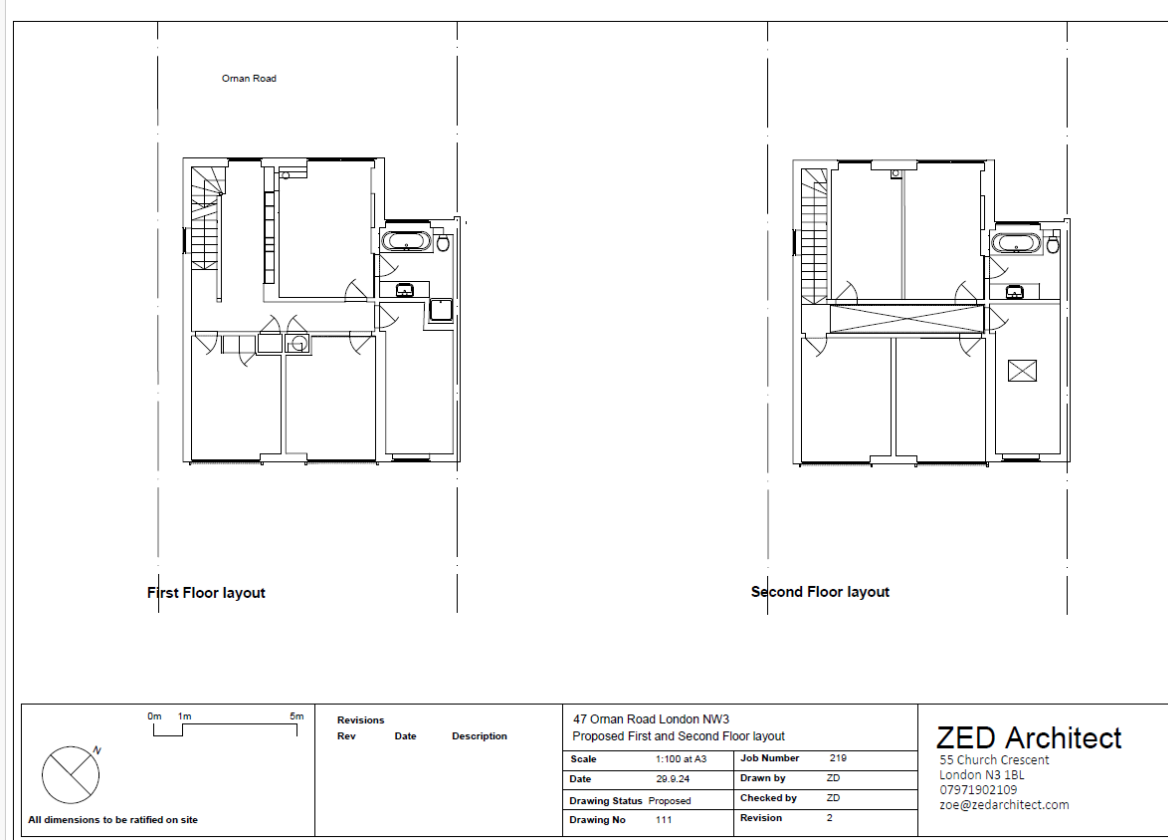


Figure 13 Proposed first floor and second floor plans (Source: submitted drawings)

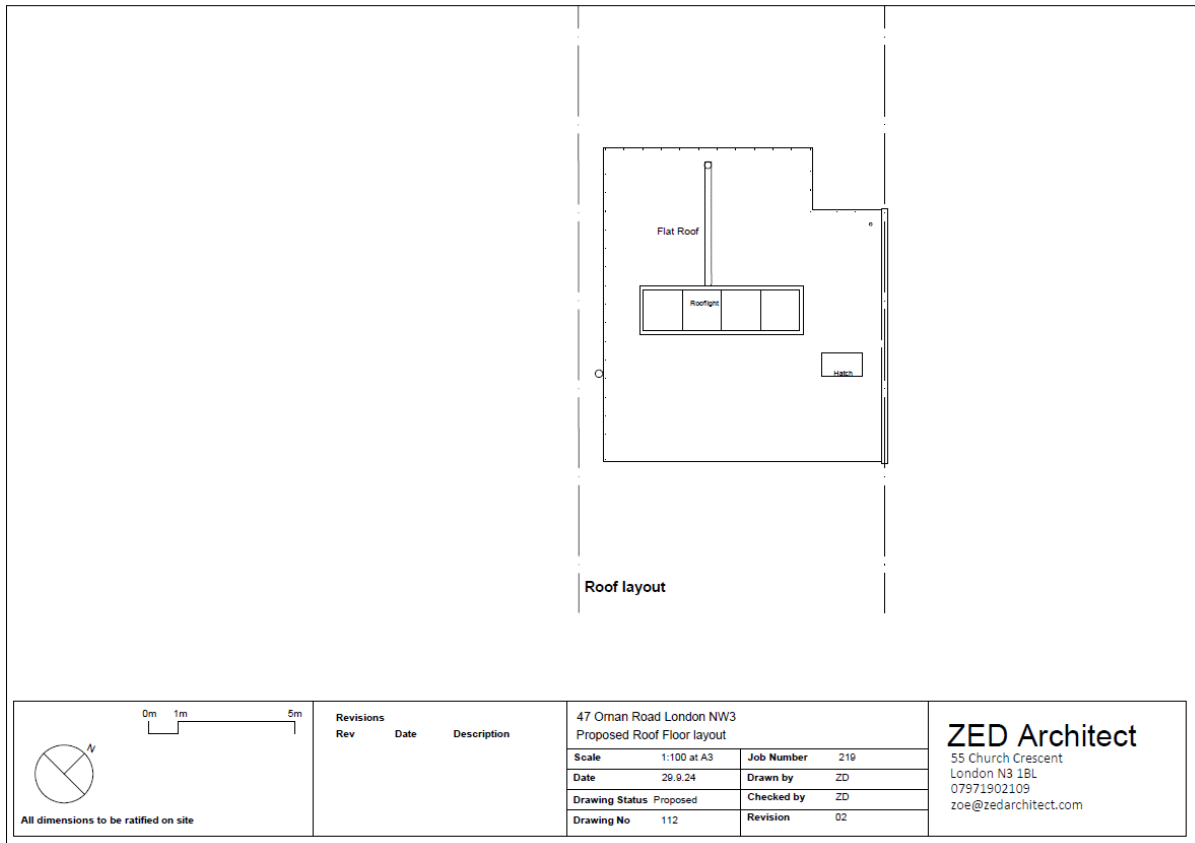


Figure 14 Proposed roof plan (Source: submitted drawings)

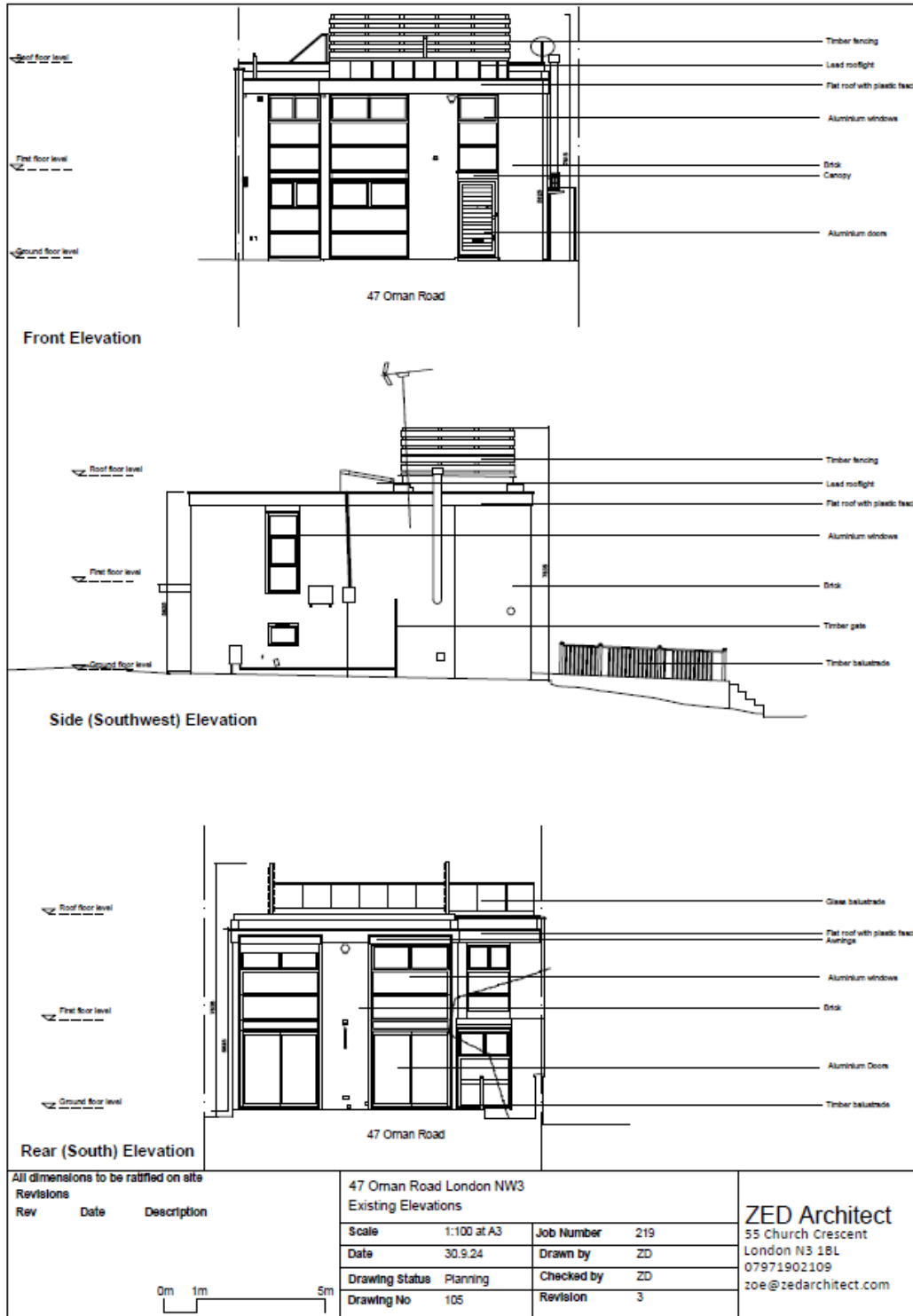


Figure 15 Existing front, side and rear elevation (Source: submitted drawings)

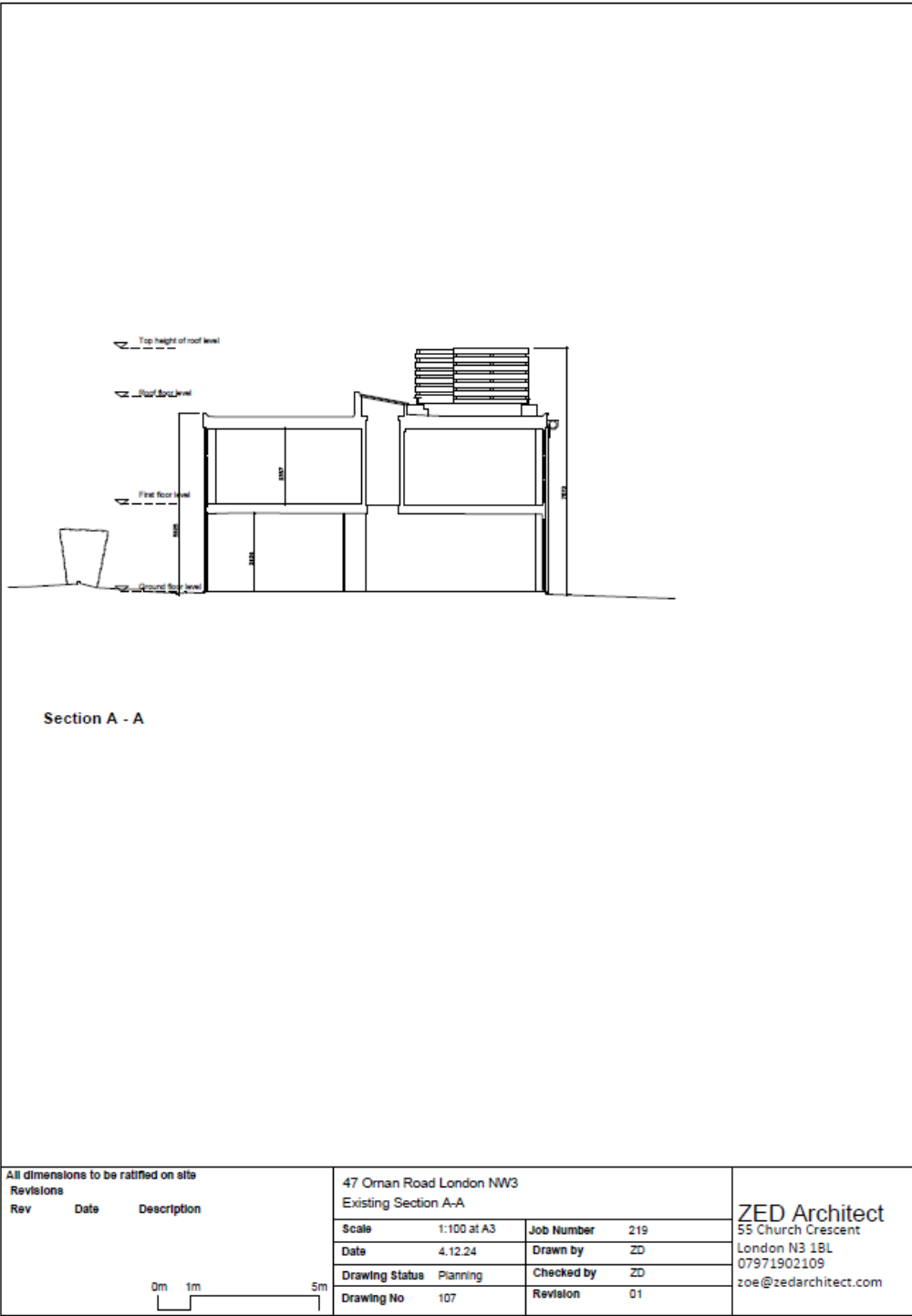


Figure 16 Existing section (Source: submitted drawings)

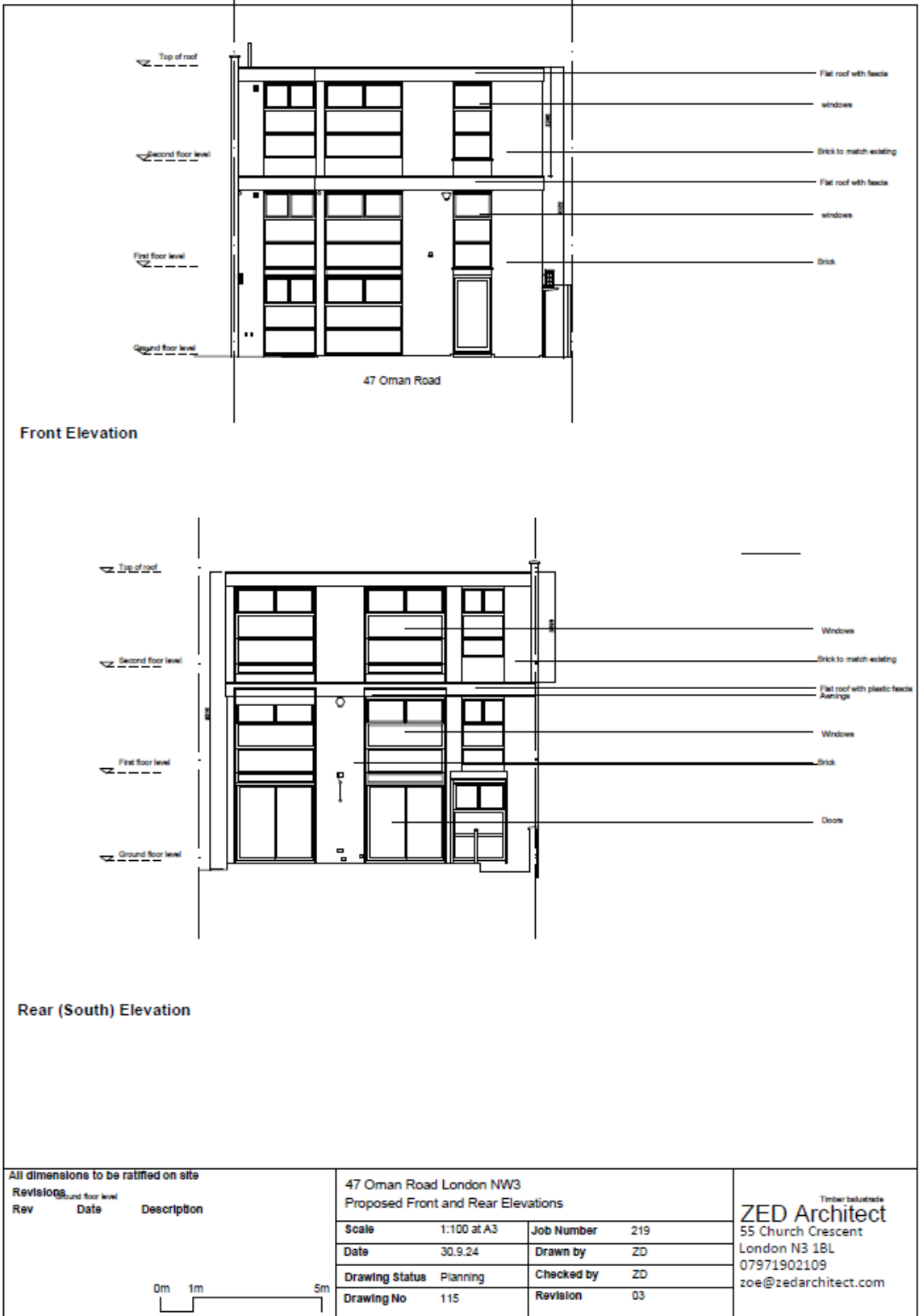


Figure 17 Proposed front and rear elevations (Source: submitted drawings)



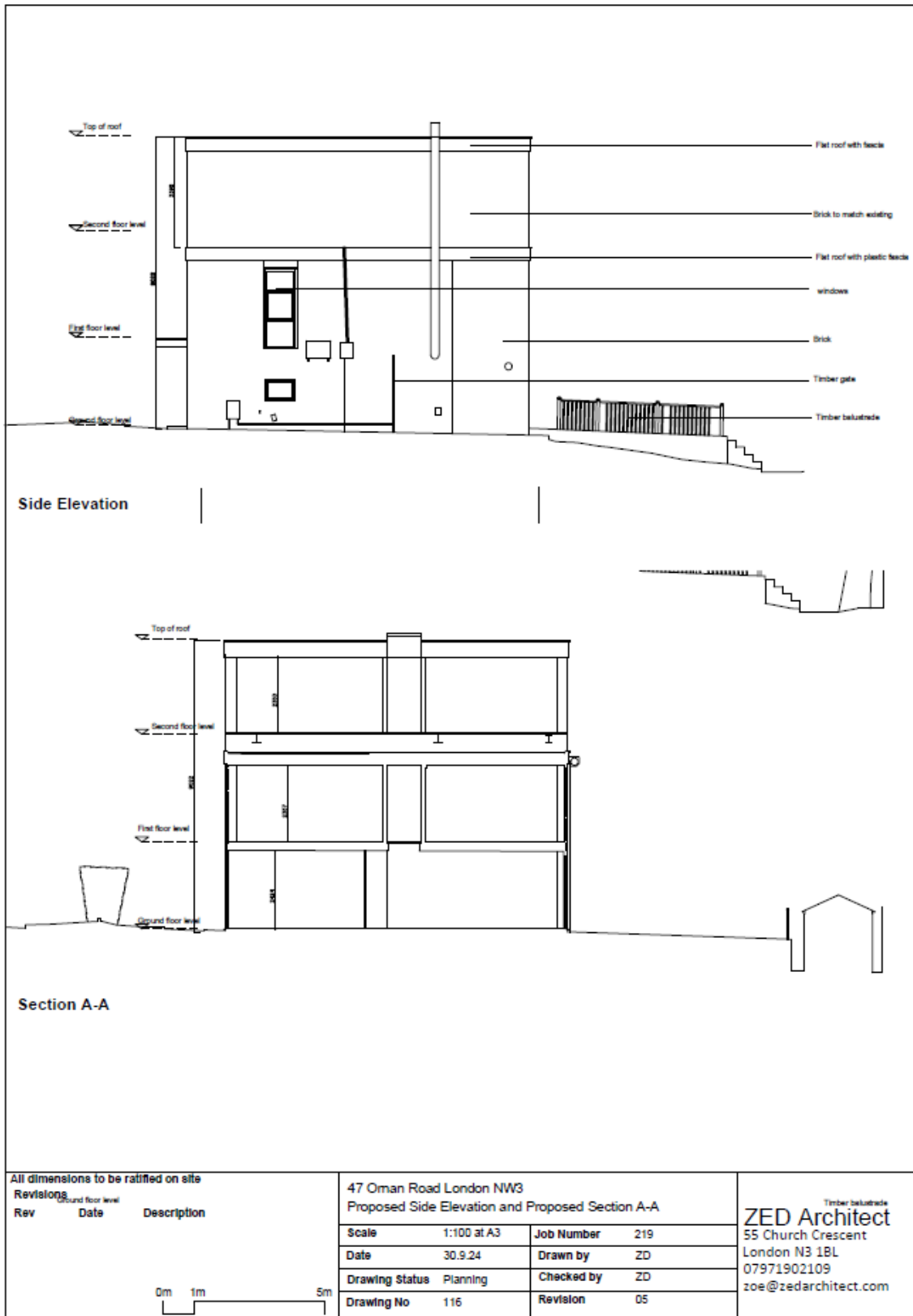


Figure 18 Proposed side elevation and section (Source: submitted drawings)

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	17/01/2025
		N/A / attached	<b>Consultation Expiry Date:</b>	04/01/2025
<b>Officer</b>			<b>Application Number(s)</b>	
Gary Wong			2024/5389/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
47 Ornan Road London NW3 4QD			Refer to 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>				
Erection of an additional storey to dwellinghouse.				
<b>Recommendation(s):</b>		Grant Prior Approval		
<b>Application Type:</b>		GPDO Prior Approval - Part 1 - Class AA		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Adjoining Occupiers:</b>	No. of responses	<b>15</b>	No. of objections	<b>11</b>

Site notice was displayed on 11/12/2024 and expired on 04/01/2025

Notification letters to adjoining occupiers were sent on 07/12/2024 and expired on 04/01/2025.

11 letters of objections (from 26, 34, 45, 49, 51 Ornan Road, 129 South End Close, 45 and 47 Belsize Avenue and other unspecified addresses) and 4 letters of support (from 14 and 39 Ornan Road, 34 Ridgmount Street and 27A Rosslyn Hill) were received and summarised as follows:

### Objections

#### Design issues

- This property is within a conservation area and an additional storey will break the homogeneity of the street and encourage other properties to build ever upwards.
- Houses on the south side of Ornan Road and continuing westwards onto Belsize Lane until Belsize Village are generally two storeys and the proposal will set an unwelcome precedent and courage others to follow.
- The submitted information incorrectly states that *“The character of the surrounding area is residential, with neighbouring properties typically being between 2 to 3 storeys in height. Nos. 43 and 45 Ornan Road benefit from a stepped-back third storey”*. There are in fact no other buildings on the same side of the road with three storeys. Nos. 43 and 45 Ornan Road have partially raised roofs, but they do not have a third storey. The proposal will disrupt the established streetscape.

#### *Officer’s response*

- *The property is not situated within any conservation area. This part of Ornan Road where the application site is located will be outside the border of Fitzjohns Netherhall Conservation Area and Belsize Park Conservation Area.*
- *As the works are being sought and assessed under the Prior Approval process, the proposal needs to be assessed against the requirements as set out in Class AA of the General Permitted Development Order, as opposed to the Council’s policies.*
- *Please refer to 2.6 for assessment on design.*

#### Amenity issues

- The proposal will directly impact light to the windows of the neighbouring properties.
- The existing roof terrace has already materially impacted light to the neighbouring windows and the proposed additional storey will further increase the impact on loss of light.
- The submitted light assessment report does not address the impact on light to the rear garden space of the adjoining properties.
- The proposal will cause increased overlooking to neighbouring properties.
- The proposal causing loss of light is likely to have a material impact to some elderly residents nearby who are largely housebound.
- The additional storey will cause loss of outlook to the neighbouring properties.

Summary of consultation responses:

- Potential disruption caused by noise, dust and pollution from construction affecting the physical and mental health of the neighbouring residents.
- Disrupting lifestyle of the neighbours due to noise and air pollution from the construction works.

*Officer's response*

- *As the works are being sought and assessed under the Prior Approval process, the proposal needs to be assessed against the requirements as set out in Class AA of the General Permitted Development Order, as opposed to the Council's policies.*
- *A daylight/sunlight report has been submitted which demonstrates that the proposal would cause no undue loss of light. Please refer to 2.2 and 2.3 for assessment on light impact.*
- *Please refer to 2.4 for assessment on outlook.*
- *Please refer to 2.5 for assessment on privacy.*
- *Impact from construction would be subject to Camden Minimum Requirements, of which the applicant is reminded by way of an informative attached to this decision.*

Transport issues

- Enlarging the house with an additional storey will increase occupancy and therefore may result in higher pressure on parking, local amenities and the general environment.
- Proposed works may interfere with parking in the shared driveway.

*Officer's response*

- *The property would remain as a single household occupancy and it is unlikely to result in unacceptable increase in parking demand or demand for local amenities for the adjacent area.*

Other issues

- There are concerns whether the application building will be able to bear additional weight of an extra storey and the proposed works may cause damage to neighbouring properties and subsidence.
- There is no social or economic value to this extension due to the house already being a large single family house.
- There may be negative impact on the streetscape and affect property values along the road.

*Officer's response*

- *Concerns regarding structural safety and potential damage to properties will be subject to building regulations and these will be separate matters outside of planning legislation.*
- *Effects on property values do not constitute a planning material consideration and would not be considered as part of the assessment.*

Support

- The proposed additional floor would provide much-needed space for the applicant's family needs and continue their vital work in supporting the well-being, spiritual growth and participation in the wider Camden community.
- The proposed addition is reasonable and necessary.
- The proposed changes are considerable and will not negatively impact the character of Ornan Road.

Officer's response

- *The letters of support are acknowledged.*

## Site Description

The application property is a 2-storey flat-roofed 20<sup>th</sup> century mid-terrace on the southeast side of Ornan Road.

The character of the surrounding area is mainly residential with similarly scaled residential buildings backing onto properties which face Belsize Avenue.

The property is not listed nor within any conservation area.

## Relevant History

### Application site

2013/1178/P – Use of part of an existing flat roof as a roof terrace and installation of roof level fencing (with access gate), and balustrade. Associated decking & external access hatch in association with existing residential use (Class C3). – **Granted** planning permission on 22/05/2013

PWX0202513 - The change of use of a garage into habitable accommodation for a single-family dwelling house as shown on drawing no OR/K/01/1, 2 and 3A – **Granted** planning permission on 28/10/2002

PWX0103128 - The erection of a 2 storey rear extension to the main dwelling, a rear ground floor extension to the existing side garage, and a 1.6 metre high brick wall to the front boundary. As shown on drawing numbers: location plan, 2 unnumbered A3 existing and proposed plans – **Granted** planning permission on 02/04/2001

PW9902761 - Erection of a side extension at first floor level, As shown on drawing numbers; 331/99 05A and existing elevations, Photographs 2, 3 and 4. – **Granted** planning permission on 10/01/2000

P9600738 - The erection of a two storey rear extension to the main dwelling, a rear ground floor extension to an existing garage to the side of the property, a first floor lean-to side extension above the existing garage and a 1.6 metre high brick wall to the front boundary. as shown on drawing no 104/1, 2 – **Granted** planning permission 20/09/1996

9501349 - Erection of part single storey and part two storey rear extension as shown on 2 unnumbered drawings. – **Refused** planning permission on 17/11/1995 and appeal allowed on 29/07/1996

### Neighbouring properties

45 Ornan Road

2017/2920/P – Erection of a glazed ground and first floor extension to the rear elevation, with associated external alterations to the existing ground floor rear extension. – **Granted** planning permission on 12/07/2017

PWX0202475 - Certificate of Lawfulness for Proposed development for: The erection of a new single storey rear extension as a replacement for an existing single storey rear extension. As shown on drawing numbers 0189/01, /2A, /03 and /04A – **Granted** Certificate of Lawfulness (Proposed) on 25/06/2002

PWX0002738 - Additions and alterations including single storey rear extension at ground floor level, As shown on drawing numbers; 241.SP.01, 241.EX.01, 02, 03 (as existing), 241.PL.01B, 02B, 03 and 04B. – **Granted** planning permission on 07/11/2000

49 Ornan Road

PW9902750 - Erection of a side extension at first floor level, As shown on drawing numbers; 331/99 05A and existing elevations, Photographs 2, 3 and 4. – **Granted** planning permission on 10/01/2000

9401786 - The erection of a conservatory at first floor level. as shown on drawing numbers 2632185a 2632185b. – **Refused** planning permission on 17/05/1995 and appeal allowed on 22/02/1996

61 Ornan Road

2022/5387/P - Erection of additional storey to dwellinghouse. – **Granted** prior approval on 07/03/2023

## Relevant policies

### National Planning Policy Framework (2024)

### General Permitted Development Order (2015)

### The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020

### Class AA of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended by SI 2020 No. 755).

## Assessment

### 1. Proposal

- 1.1. The proposal seeks prior approval for the erection of an additional storey above the existing roof of the dwellinghouse.
- 1.2. The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020 (GPDO) came into force on 31st August 2020 and introduced Class AA to Part 1 of Schedule 2, which allows for the enlargement of a dwellinghouse consisting of the construction of up to two additional storeys (where the existing dwellinghouse consists of two or more storeys).
- 1.3. This is subject to a number of conditions listed within sub-paragraph AA.1 [(a)-(k)] and a subsequent condition in sub-paragraph AA.2 relating to the need for the developer to apply to the local planning authority for prior approval as to:
  - (i) *impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;*
  - (ii) *the external appearance of the dwellinghouse, including the design and architectural features of—*
    - (aa) *the principal elevation of the dwellinghouse, and*
    - (bb) *any side elevation of the dwellinghouse that fronts a highway;*
  - (iii) *air traffic and defence asset impacts of the development; and*
  - (iv) *whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012(a) issued by the Secretary of State;*

### 2. Assessment

- 2.1. *Assessment against Class AA.1 conditions:*

Class AA: The enlargement of a dwellinghouse consisting of the construction of up to two additional storeys, where the existing dwellinghouse consists of two or more storeys



If yes to any of the questions below the proposal is not permitted development:		Yes/no
AA.1 (a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, O, P, PA or Q of Part 3 of this Schedule (changes of use)?	No
AA.1 (b)	The dwellinghouse is located on— (i) article 2(3) land; or (ii) a site of special scientific interest?	No
AA.1 (c)	The dwellinghouse was constructed before 1st July 1948 or after 28th October 2018?	No
AA.1 (d)	The existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise?	No
AA.1 (e)	Following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres?	No (approx. 9.2m)
AA.1 (f)	Following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than— (i) 3.5 metres, where the existing dwellinghouse consists of one storey; or (ii) 7 metres, where the existing dwellinghouse consists of more than one storey?	No (approx. 3.39m)
AA.1 (g)	The dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres— (i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or (ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated?	No (approx. 3.39m)
AA.1 (h)	The floor to ceiling height of any additional storey, measured internally, would exceed the lower of— (i) 3 metres; or (ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse?	No (approx. 2.35m)
AA.1 (i)	Any additional storey is constructed other than on the principal part of the dwellinghouse?	No
AA.1 (j)	The development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development?	No
AA.1 (k)	The development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations?	No
Conditions. If no to any of the below then the proposal is not permitted development		
AA.2 (a)	The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?	Yes
AA.2 (b)	The development must not include a window in any wall or roof slope forming a side elevation of the dwelling house?	Yes
AA.2 (c)	The roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse? (existing and proposed- flat roof)	Yes

AA.2 (d)	Following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.	Yes (an informative will be included on the decision)
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*Assessment against Class AA.2 criteria:*

Impact on the amenity of adjoining premises

- 2.2. A daylight/sunlight report has been submitted which demonstrates that the proposal would cause no undue loss of light. The report identifies and analyses windows at nos. 34, 45, 49, Ornan Road, 45, 47 and 49 Belsize Avenue and rear gardens of No.45 and 49 Ornan Road. All windows and rear garden space tested would satisfy BRE guidelines. The proposed scheme would therefore have a negligible impact on daylight and sunlight to the neighbouring residential properties with full adherence with the methodology recommended in the BRE guidelines.
- 2.3. It is noticed that properties on this side of 47 Ornan Road benefit from southeast facing rear gardens. Those on the opposite side along Belsize Avenue have northwest facing rear gardens and are considered to have limited light levels given their orientation. Given the proposal is for the erection of an additional storey which does not extend beyond the existing width and depth of the host building, it is not considered there will be detrimental impact on daylight and sunlight to the gardens of the neighbouring properties.
- 2.4. The additional storey would not unduly obstruct the outlook of neighbouring habitable windows, it is of a sufficient distance from neighbouring properties and of a scale as to not be considered overbearing in nature. Measuring from the submitted drawings, the proposed additional storey will be located approximately 21.6m away from the rear of 47 Belsize Avenue (the direct opposite neighbour). The proposed additional storey will not extend beyond the existing width and depth of the host building. As such it is not considered to cause any unacceptable impact on outlook to both next-door neighbours at 45 and 49 Ornan Road.
- 2.5. No new views into neighbouring habitable windows would be afforded beyond what has been established by existing rear fenestrations and the roof terrace. Three rear windows and two front windows will be included within the additional storey and they are not considered to result in any undue loss of privacy to the neighbouring properties above what already exists from the existing rear fenestrations and the roof terrace.

The design and architectural features of the principal and side elevation

- 2.6. The proposal would match the existing materials. The extension would be constructed using bricks to match the existing brickwork of the house. The proposed extension would therefore blend into the existing fabric of the host property and surrounding context. The proposed windows would be sympathetic to the existing and arranged in line reflecting the fenestration of the windows on the lower floors. Therefore, the proposed design and architectural features of the extension are considered acceptable.

Air traffic and defence asset impacts

- 2.7. Given the scale and siting of the development, there would be no impact on air traffic or defence assets.

Impact on protected views

2.8. The site does not fall within any views identified by the London View Management Framework.

**3. Conclusion:**

The Council has taken into account the responses from the consultation process and the guidance in the NPPF 2024, as required by paragraph AA.3 regarding procedure.

The additional storey is permitted under Class AA of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by No.2 Order 2020).

**4. Recommendation:**

Grant Prior Approval.

*The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20<sup>th</sup> January 2025, 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: 2024/5389/P  
Contact: Gary Wong  
Tel: 020 7974 3742  
Email: [gary.wong@camden.gov.uk](mailto:gary.wong@camden.gov.uk)  
Date: 14 January 2025

**Development Management**  
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Boyer Planning  
120 Bermondsey Street  
London  
SE1 3TX

# DRAFT

## DECISION

Dear Sir/Madam

Town and Country Planning Act 1990  
Class AA of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended by SI 2020 No. 755)

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

**Address of the proposed development:**

**47 Ornan Road  
London  
NW3 4QD**

**Description of the proposed development:**

Erection of an additional storey to dwellinghouse.

**Details approved by the local planning authority:**

Drawing Nos: Cover letter ref. 24.5066 dated November 2024 prepared by Boyer Planning; 100 Rev. 00; 101 Rev. 00; 110 Rev. 00; 111 Rev. 2; 112 Rev. 02; Site location plan; 105 Rev. 3; 107 Rev. 01; 115 Rev. 03; 116 Rev. 05; Daylight & Sunlight Report dated 13th January 2025 prepared by MES Building Solutions.

- 1 The additional storey is permitted under Class AA of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by No.2 Order 2020).

Informative(s):

- 1 This written notice indicates that the proposed development would comply with condition AA.3 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended by SI 2020 No. 755 ).
- 2 It is a requirement of the above condition AA.3 that the developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion. Such notifications shall be in writing and include (a) the name of the developer, (b) the address of the dwellinghouse, and (c) the date of completion.
- 3 It is a requirement of the above condition AA.3 that before beginning the development, the developer shall provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated.
- 4 In accordance with condition AA.2:
  - (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
  - (b) the development shall not include a window in any wall or roof slope forming a side elevation of the dwelling house;
  - (c) the roof pitch of the principal part of the dwellinghouse following the development shall be the same as the roof pitch of the existing dwellinghouse; and
  - (d) following the development, the dwellinghouse shall be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.
- 5 It is a requirement of the above condition that the development must be completed within a period of 3 years starting with the date prior approval is granted.
- 6 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.
- 7 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).

- 8 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice in regard to your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: [www.camden.gov.uk/dmfeedback](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.