

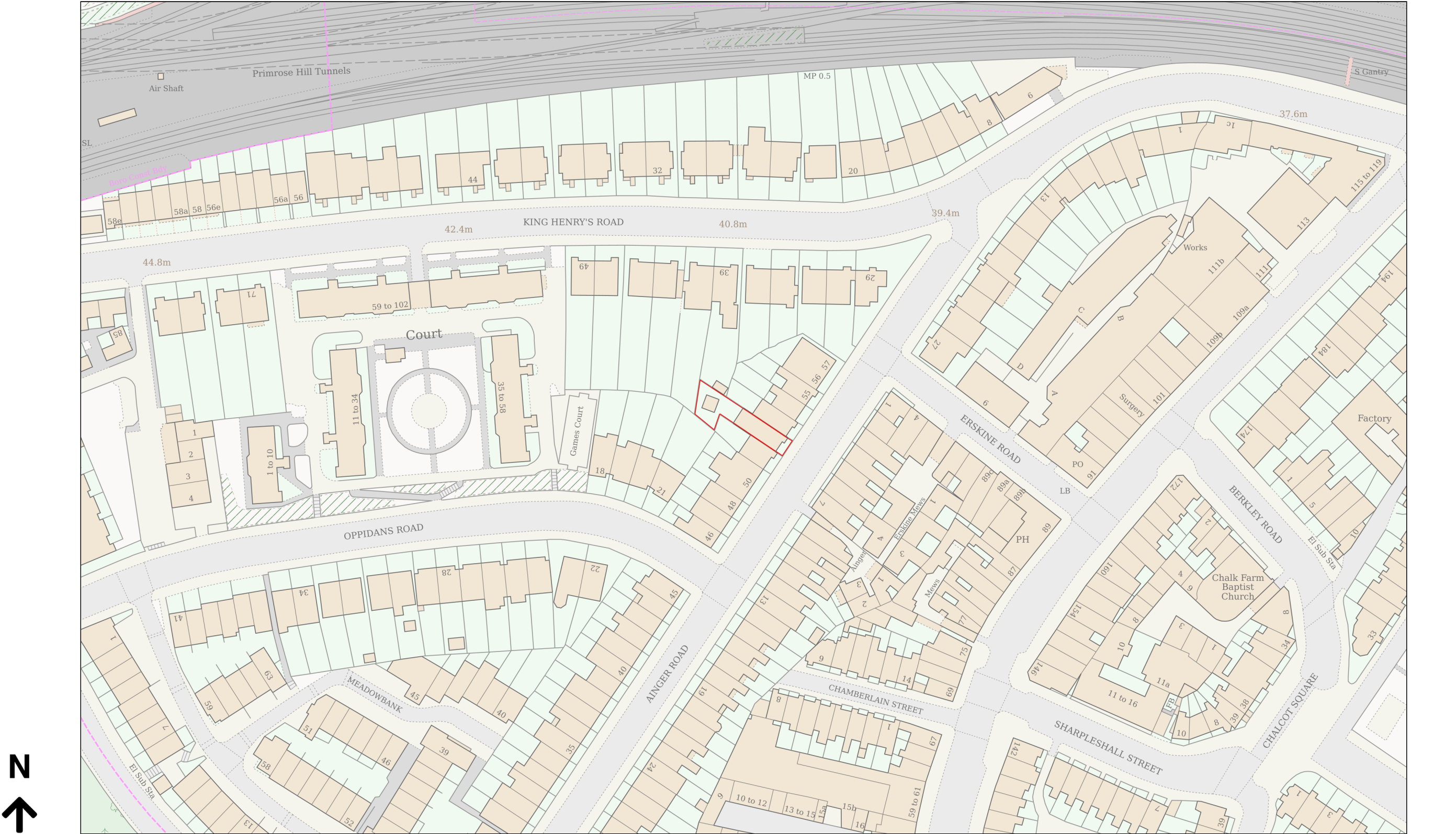
Location Plan

Site Address: 52, Ainger Road, London, NW3 3AH

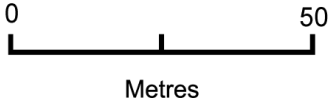


Date Produced: 26-Feb-2025

Scale: 1:1250 @A3



Planning Portal Reference: PP-13749788v1



2025-0842-P 52 Ainger Road – Photos and Drawings



Photo 1 (above): Aerial view (source: Google 3D)



Photo 2 (above): Aerial view (source: Google 3D)

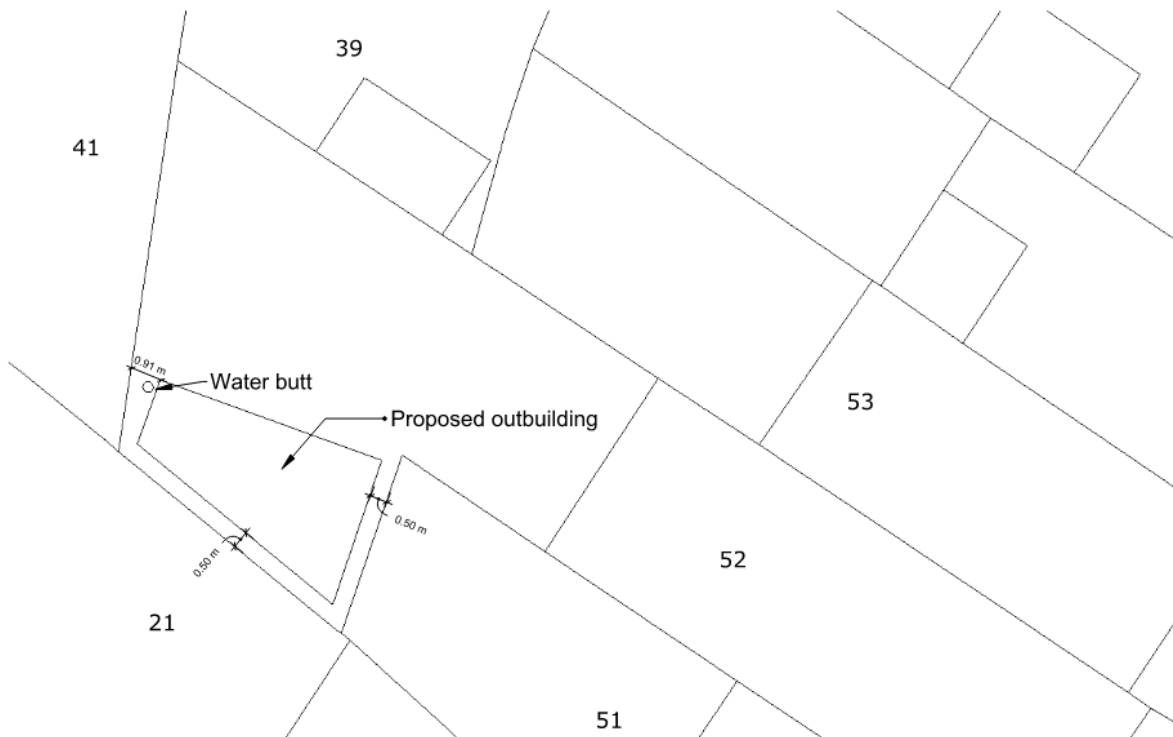
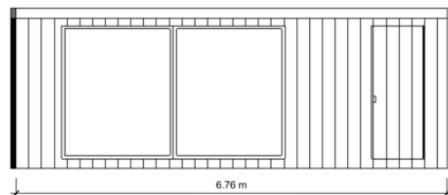


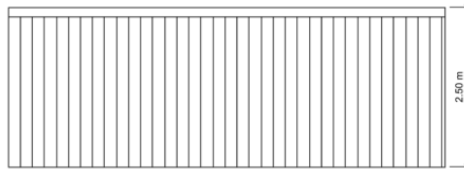
Photo 3 (above): Proposed site layout plan

Proposed Elevations 1:50

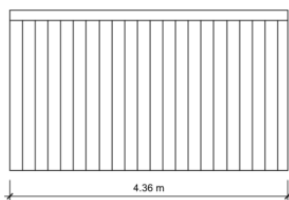
North Elevation



South Elevation



East Elevation



West Elevation

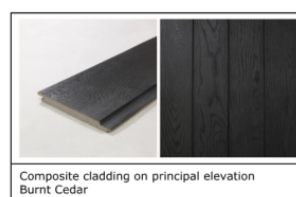
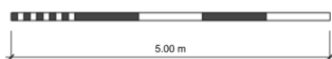
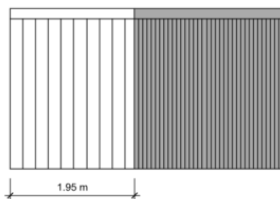


Photo 4 (above): Proposed elevations

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	23/04/2025
		N/A / attached		Consultation Expiry Date:	29/03/2025
Officer			Application Number(s)		
Lauren Ford			2025/0842/P		
Application Address			Drawing Numbers		
52 Ainger Road London NW3 3AH			See Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s) Erection of single storey outbuilding in rear garden.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Summary of consultation:	Site notices were displayed near the site on the 05/03/2025 (consultation end date 29/03/2025).					
Adjoining Occupiers:	No. notified	00	No. of responses	04	No. of objections	4
			No. Electronic	00		
Summary of consultation responses:	Four objections have been received from neighbouring residents, which can be summarised as follows:					
	<div><div></div><div><div>1. Height, size and positioning of outbuilding</div><div>2. Impact on green and open character</div><div>3. Amenity impacts</div><div>4. Precedent</div><div>5. Lack of screening</div><div>6. Skylight causing light pollution</div><div>7. Tree preservation order</div><div>8. Maintenance/inadequate setback</div><div>9. Piling and unclear total height.</div></div></div>					
	<div>Officer comment:</div> <div><div></div><div><div>1. The proposed drawings have been revised following Officer comment whereby the maximum height of the outbuilding has been reduced from 3m – 2.5m and the size of the outbuilding has also been reduced. The height, size and positioning of the outbuilding is considered acceptable for the reasons detailed in Section 3 below.</div><div>2. A green roof is proposed for the outbuilding which will mitigate against the impact on the green and open character of the area.</div><div>3. It is not considered that the proposal would result in any unacceptable amenity related impacts for the reasons detailed in Section 4 below.</div><div>4. With respect to precedent effects, each application is assessed on its own merits.</div><div>5. Screening is not considered necessary.</div><div>6. 1x rooflight is proposed which is of an acceptable size and it is not considered to raise any unacceptable amenity related concerns.</div><div>7. The Council’s Tree and Landscape Officer has reviewed the proposal and considers its impact on trees acceptable.</div><div>8. It is considered sufficient setback (0.5m) is provided between the outbuilding and rear boundary with no.51.</div><div>9. A condition to secure details of foundations is attached. The height of the proposal is shown clearly on the proposed elevations.</div></div></div>					

Site Description

The application site comprises a four storey terraced house with a mansard roof on the northwestern side of Ainger Road.

The site is not within a conservation area, however it is locally listed. The local list description states the following: *'Later 19th century terraced houses on both sides of street. High degree of consistency including at roof level. Creates striking uniformity to the townscape'*

The house has a part single storey/part two storey/part three storey rear extension and a rear patio. The garden extends to the rear and it extends further to the rear than the neighbouring gardens on Ainger Road, extending to the rear of the garden at no. 51 (where the proposed outbuilding is proposed). There are existing mature trees on the rear part of the garden.

Relevant History

Application Site

2019/1267/P: Alterations to the front boundary treatment including the Installation of cast iron railing, with pedestrian access gate and installation of guard rails along the front steps - Granted, 08/05/2019

2013/1228/P: Installation of a balustrade on the roof of the upper ground floor rear extension at first floor level (Retrospective) - Refused and warning of enforcement action, 30/04/2013.

2011/5746/P: Erection of dormer roof extension on rear roof slope, erection of rear first/second floor level extension, replacement of staircase from rear upper ground floor level to garden, installation of solar panels in front roofslope and alterations to windows/doors on front and rear elevation all in connection with the conversion of 1 x residential unit at basement level and 1 x maisonette at ground, first and second floor level into single-family dwelling house (Class C3) - Granted, 05/01/2012.

2011/2831/P: Erection of single-storey rear extension at lower ground floor level, installation of balcony at rear ground floor level and stairs to garden, erection of rear single-storey first/second floor extension with rooflight, erection of dormer extension to rear roofslope with solar panel and rooflight, replacement of window with door to front elevation at lower ground floor level, creation of bin store in front garden and replacement of steps to basement lightwell, creation of under patio storage space at rear in connection with the conversion of 1 x residential unit at basement level and 1 x maisonette at ground, first and second floor level into single-family dwellinghouse (Class C3) - Refused, 21/10/2011.

Surrounding Area:

2023/5152/P (53 Ainger Road): Erection of a single storey rear outbuilding - Granted, 02/04/2024.

Relevant policies

The London Plan (2021)

The National Planning Policy Framework (2024)

Camden Local Plan (2017)

D1 Design

D2 Heritage

A1 Managing the impact of development

A3 Biodiversity

Camden Planning Guidance (CPG)

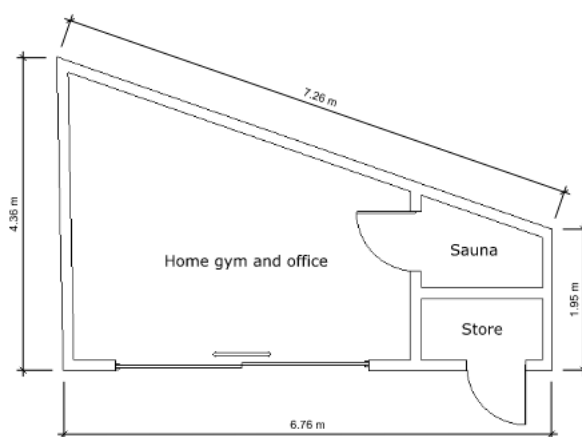
Draft Camden Local Plan

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications which has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. Proposal

- 1.1. The application seeks permission for the erection of a single storey outbuilding in the rear garden.
- 1.2. It would be 2.5m in height, with a flat roof and dimensions as shown on Figure 1 below. It would be sited on the 'dog-leg' part of the garden, to the rear of the rear garden of 51 Ainger Road. With respect to materials, dark coloured composite cladding is proposed.
- 1.3. It should be noted that the proposed drawings were amended following Officer comments during the course of the application. The maximum height was reduced from 3m to 2.5m, the roof was changed from being pitched to being flat and its dimensions were reduced slightly (the width changing from 2.5m - 4.82m to 1.95m – 4.36m).



Floor Plan

Figure 1: Proposed floor plan

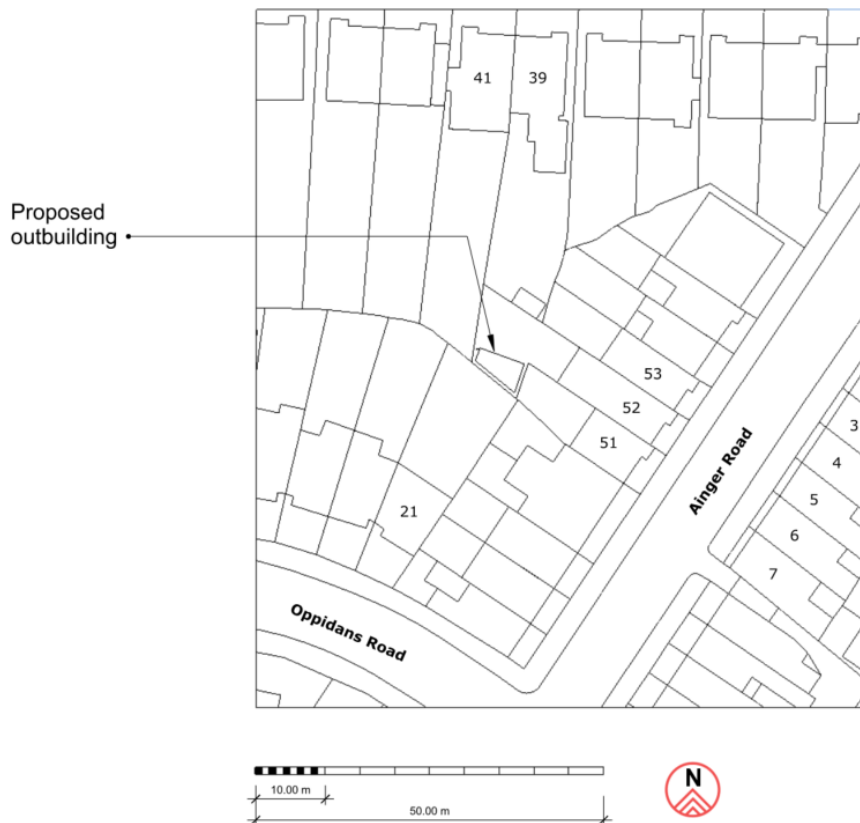


Figure 2: Proposed Block Plan

2. Considerations

2.1. Key planning issues to be considered are as follows:

- Design & Heritage
- Neighbouring Amenity
- Trees & Biodiversity

3. 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. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's locally listed heritage assets.

3.2. The proposed single storey outbuilding, due to its size, siting and appearance, would be subordinate to the garden and the site and would ensure a sufficient amount of garden space is retained. It would not be visible from the public realm, and although there would be some private visibility from neighbouring properties, this would be mitigated by the significant tree cover in the rear garden and the inclusion of a green roof which will enable the proposal to preserve the openness and character of the rear garden environment.

3.3. It is noted that objections were raised in regard to the size and height of the outbuilding. However, due to its height (2.5m max), siting and treatment, it would not appear as an overly dominant feature, and with its green roof and trees to be retained, it would not detract from the character or appearance of the host building of the site.

3.4. The proposed materials, which include dark coloured composite cladding and aluminium windows and doors are considered appropriate for a garden context.

3.5. Overall, the proposed works are considered to be appropriate in terms of scale, design and

materiality and would respect the character and appearance of the locally listed host building and surrounding area, in accordance with policies D1 and D2 of the Local Plan.

4. Neighbouring Amenity

- 4.1. Local Plan policy A1 seeks to protect the amenity of residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm their amenity. This includes factors such as loss of outlook, loss of light and privacy.
- 4.2. It is noted that objections were received relating to amenity concerns. However, given its (single storey) height of 2.5m, 'set-back' from the neighbouring dwellings and the presence of boundary walls and fences, the proposal would result in any unacceptable impacts on the light, outlook or privacy of any neighbouring occupiers. It should be noted that the openings would be on the north elevation of the outbuilding and sufficient separation is provided between these openings and surrounding dwellings.
- 4.3. One rooflight is proposed. It is limited in size and is not considered to raise any unacceptable amenity related concerns in terms of light pollution or loss of visual amenity.
- 4.4. To protect the residential character of the site/area, a condition has been attached to ensure that the outbuilding is only used for the purposes ancillary to the enjoyment of the house, and that it cannot be used for a separate business or living means.
- 4.5. Overall, it is not considered that there would be any harm to neighbouring residential amenity in terms of daylight, sunlight, privacy, loss of light, sense of enclosure, outlook or noise. The scheme is thus considered to be in accordance with Local Plan policy A1.

5. Trees & Biodiversity

- 5.1. Policy A3 (Biodiversity) expects developments to protect existing trees on site, where applicable, and to ensure that development proposals do not result in any significant loss of biodiversity or amenity arising from the loss of trees.
- 5.2. An Arboricultural Impact Assessment has been provided which has been reviewed by Council's Tree and Landscape Officer.
- 5.3. There are a number of trees within the rear garden of the site, including a category A lime tree in very close proximity to the site of the outbuilding. Conditions have been attached surrounding tree roots to ensure that this and other trees in the host and neighbouring gardens are protected adequately. The conditions are attached accordingly.
- 5.4. The proposed outbuilding includes a green roof. Details of this have been reviewed by Council's Tree and Landscape Officer and a condition has been attached to ensure that the green roof is fully provided in accordance with these details and retained thereafter. This would help to ensure no loss of biodiversity of the site.
- 5.5. As such, the proposal is in accordance with policy A3 of the Local Plan.

6. Recommendation

- 6.1. Grant conditional planning permission subject to conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12th May 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 and search for 'Members Briefing'.

Application ref: 2025/0842/P
Contact: Lauren Ford
Tel: 020 7974 3040
Email: Lauren.Ford@camden.gov.uk
Date: 8 May 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

R L Planning
Arlington Court
Haywards Heath
RH16 3UB
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
52 Ainger Road
London
Camden
NW3 3AH

DECISION

Proposal:
Erection of single storey outbuilding in rear garden.

Drawing Nos: 01, 20.02.25, 02A, 23.04.25; 03A, 23.04.25; 04B, 23.04.25; 05B, 23.04.25;
Planning Statement, March 2025; Heritage Impact Assessment, February 2025; Location
Plan, 26-Feb-2025; Arboricultural Report, 21 February 2025; System Summary,
BauderBIODIVERSE wildflower blanket.

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 drawings and documents:

01, 20.02.25, 02A, 23.04.25; 03A, 23.04.25; 04B, 23.04.25; 05B, 23.04.25; Planning Statement, March 2025; Heritage Impact Assessment, February 2025; Location Plan, 26-Feb-2025; Arboricultural Report, 21 February 2025; System Summary, BauderBIODIVERSE wildflower blanket.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Roots smaller than 2.5 cm in diameter will be pruned back, making a clean cut with a suitable sharp tool (bypass secateurs or handsaw), except where they occur in clumps.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 If roots above 2.5cm are found (or roots occurring in clumps), a suitable alternative position will be used for the ground screw.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 The green roof hereby approved shall be fully installed on the outbuilding in accordance with the approved details (System Summary, BauderBIODIVERSE wildflower blanket) prior to first occupation and permanently maintained and retained in accordance with the approved details thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies A3 and CC3 of the Camden Local Plan 2017.

- 7 The outbuilding hereby approved shall only be used for purposes incidental to the use of the main property (52 Ainger Road) and shall not be used as a separate residential dwelling or a business premises.

Reason: In order to protect the residential amenities of neighbouring occupiers and prevent substandard living accommodation and excessive on-street parking pressure in accordance with policies A1 and T2 of the London Borough of Camden Local Plan 2017.

- 8 Prior to commencement of the development hereby approved, the existing shed, as shown on Sheet 01, 20.02.25 shall be permanently removed from the site.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies 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 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.

- 4 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat). .

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

5 + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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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 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).

DECISION

Yours faithfully

Chief Planning Officer