

Delegated Report		Analysis sheet		Expiry Date:		24/02/2014	
		N/A / attached		Consultation Expiry Date:		27/01/2014	
Officer				Application Number(s)			
Obote Hope				2013/8099/P			
Application Address				Drawing Numbers			
20 Ainger Road London NW3 3AS				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Enlarged dormers to front and rear elevations, and installation of rooflight to the rear elevation.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					
Site Description							
The site is a four storey plus attic terraced house on the east side of Ainger Road. The property does not lie within a conservation area but backs onto Primrose Hill Conservation Area.							
Relevant History							
9100190 -The erection of a two storey rear extension at basement and ground floor level to provide additional living accommodation. Granted 30/05/1991							
H9/17/39/28393 Change of use and works of conversion, including the creation of a roof patio, to provide two self-contained maisonettes. Granted 24/05/1979.							

2010/1984/P – PP- External additions and alterations to include the enlargement of dormer to front elevation and installation of dormer and skylight to rear elevation of existing house (Class C3).

Granted 10/06/2010

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

Camden Planning Guidance 2013

London Plan 2011

NPPF 2012.

Assessment

Background

The original application (2010/1984/P) featured a rear dormer that extended down to eaves level, contrary to the Council's planning guidance, with glass balustrading on top to form a terrace. This was considered to be unacceptable in design terms due to the additional visual bulk at roof level and the proposal was amended. The amendments reduce the height of the dormer from 4.6m to 3.5m (height) the reduction left 0.5m gap between the bottom of the dormer and the eaves, in line with Camden Planning Guidance and the glass balustrading was omitted from the application. The application was approved planning permission without the proposed roof terrace and the reduced size of the rear dormer extension. Planning permission was approved.

Planning permission is now sought for the identical proposal for the front and rear dormer with roof light. Following, the expiry of planning permission 2010/1984/P.

Design

Front dormer

There are numerous front dormers of various styles and sizes along both sides of Ainger Road. The existing front dormer to no. 20 measures 1.8m (w) x 1.4m (h), it is proposed to replace it with a dormer measuring 3.2m (w) x 1.8m (h). The lowest part of the dormer would be 0.5m above the eaves with the top of the dormer 1.1m below the roof ridge, the cheeks would be 1m in from the party walls. The roof and cheeks would be clad in lead with three timber sash windows. The proposed dormer would align with the windows below, and the size, design and materials of the dormer comply with the Camden Planning Guidance.

Rear dormer

There are also numerous alterations at roof level to the rear of properties in Ainger Road, many of which are of an inappropriate design. The existing rear dormer to no. 20 measures 1.3m (w) x 1m (h), it is proposed to replace it with one measuring 3.4m (w) x 1.2m (h). It would be lead clad, be 500mm above eaves level and be at least 600mm in from the party walls and would also comply with the Council's planning guidance.

Although there is little recent planning history for alterations at roof level in Ainger Road, the majority of properties have a variety of dormers and terraces. The site is not in a conservation area and the proposed dormers would replace existing dormers complying with the Camden Planning Guidance and policy B3 (Alterations and extensions).

The proposal also includes the installation of a rear rooflight measuring 1.2m x 1m. This would not be visible from the street or from most of the surrounding properties and is considered acceptable.

Amenity

The proposed dormers, due to their location at roof level would not cause a loss of daylight or sunlight to adjoining properties. The proposed dormers would replace existing dormers and would be at least 21m from the adjacent properties at the front and 20m away from the neighbouring gardens to the rear. Camden's planning guidance recommends a minimum distance of 18m between windows of habitable rooms of different properties that face each other. As such it is not considered that the proposed dormers would not lead to a loss of privacy for adjoining occupiers. The location of the proposed rooflight, close to the roof ridge, means that there would be little opportunity to look out through the window to adjoining properties.

Recommendation

Grant Planning Permission