

Delegated Report		Expiry Date:	10/02/2014	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
35 Ainger Road London NW3 3AT		2013/7653/P			
Proposal(s)					
Replacement of rear extension, relocation of front stairs to lower ground entrance, erection of porch and storage cupboard at front lower ground floor level and installation of gate to front elevation.					
Recommendation(s):		Grant planning permission			
Application Type:		Full planning permission			
Consultations	Date advertised	21 days elapsed	Date posted	21 days elapsed	
Press notice	n/a		Site notice	20/12/13	10/01/14
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	18/12/13	8/1/14	11	0	0
Consultation responses (including CAACs):	No responses received.				
Site Description					
The site is a 4 storey property (with lower ground floor) on the west side of Ainger Road. The site is not in a conservation (the Primrose Hill conservation area is to the east) and nor is it listed. The property is a single family dwellinghouse.					
Relevant History					
9300293: Extension of the existing house at roof level at rear second floor level and at rear lower ground floor level together with the reinstatement of cast iron railings and a gate. <u>Granted</u> 30/07/1993					
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					

Assessment

Proposal: Consent is sought for the following:

- Replacement of existing rear extension (with part flat roof and part pitched glazed roof) with an extension of the same height, width and depth but with a flat roof and parapet over the full width of the extension. The extension would have a rooflight and three full height glazed sliding doors.
- Installation of metal gate (measuring 0.8 wide and 1.6m high) to front entrance wall. The gate would have decorative railings in the upper part.
- Installation of metal stairs at front of property from proposed gate at street level to lower ground floor
- A storage area (at front lower ground floor level) adjacent to the existing vault with folding doors (painted timber) and zinc roof. The storage room would project 1m from the existing front boundary and would be 1.9m high at the existing boundary sloping down to 1.8m.
- A small porch extension at lower ground floor level. The porch would project 0.5m (from the side elevation under the existing stairs) and would be 1.9m wide with a curved zinc roof. The height of the roof would be 2.5m (adjacent to the front elevation) arcing down to 1.8m high. The porch would be timber boarding with a glazed timber door.

The drawings also show some excavation below the existing utility room (approximately 0.6m). This is not considered to be development as it would not materially affect the appearance of the property. A new window to replace door is shown at upper ground floor level. This is considered to be permitted development by virtue of Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). An informative would be included to confirm this point.

Assessment:

Design: The rebuilding of the extension to the same dimensions as the previous extension but with a flat roof with parapet would not have a significant impact on the appearance of the host property. Given that the property is not in a conservation area, the loss of the clear distinction between original projecting wing and extension is considered acceptable. The full height glazed sliding doors would have a contemporary appearance and are acceptable. The relocation of the stairs at the front of the property and demolition of small section of wall to allow for an entrance gate would not be out of character with other properties on the street which have similar alterations. The detailed design of the metal gate (which matches the existing railing) is appropriate. The store and porch at lower ground floor level, given their location, would not be prominent. The proposed material of the porch and store (timber with zinc roof) is acceptable. The proposed alterations would be sympathetic to the appearance of the host property.

Amenity: Given that the rear extension is being rebuilt to the same dimensions but with a flat roof, it would not impact on neighbouring amenity. The neighbouring property has a projecting wing on the side boundary so the

change of roof from sloping to flat (with parapet) would have no impact on the amenity of this property. The proposed alterations at the front of the property at lower ground floor level would also not affect the amenity of occupiers of neighbouring properties.

Recommendation: Grant planning permission