

Delegated Report		Analysis sheet		Expiry Date:		30/12/2011	
		N/A / attached		Consultation Expiry Date:		1/12/2011	
Officer				Application Number(s)			
Fergus Freeney				2011/5242/P			
Application Address				Drawing Numbers			
Ground floor flat 6 Ainger Road LONDON NW3 3AR				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a rear extension in courtyard to existing flat (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	17	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Consultation period: 10/11/2011 – 01/12/2011 No comments have been received.					
CAAC/Local groups* comments: *Please Specify		Not in a conservation area and no statutory local groups.					

Site Description

The site is located on the south east side of Ainger Road. It comprises a four storey, mid terraced property which is sub-divided into flats.

The site is not a listed building, nor is it located within a conservation area.

Relevant History

No relevant history at application site.

7 Ainger Road

2003/0398/P - Erection of a UPVC conservatory to rear garden. *Granted 27/08/2003*

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Assessment

Proposal:

Permission is sought for the erection of a single storey conservatory style extension within a rear courtyard at the ground floor flat.

Assessment:

The proposal is considered to be acceptable and complies with Camden Planning Guidance. It is a modest single storey extension measuring approx 3.3m in depth x 2m in width x 2.8m high (at its highest point). It would not be visible from the surrounding streets and is located within an enclosed forecourt area, it would be subordinate to the building being extended and does not significantly impact upon the character or existing architectural features of the building with a brick lintel being retained.

The extension would be constructed from powder coated aluminium and glazing. Given that it would be located within a confined courtyard and not visible from the public realm these materials are considered to be acceptable.

A reasonable sized outdoor space measuring 4m x 2m would be retained (approximately 55% of the existing outdoor space) which is considered to be suitable for the amenity of residents. There would be no impact on the amenity of adjoining residents with regard to loss of sunlight/daylight or overlooking as the proposal is within an enclosed courtyard. Given the residential nature of the site, there is unlikely to be a serious detrimental impact with regard to light spillage. However, the applicant will be using low wattage down lighters to reduce the potential for light nuisance further.

Recommendation: Grant Planning Permission.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444