

DISCLAIMER

Decision route to be decided by nominated members on Monday 07th June 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	10/06/2010
		N/A / attached	Consultation Expiry Date:	21/05/2010
Officer			Application Number(s)	
Rob Tulloch			2010/1984/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)				
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)				
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	26	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 30/04/2010 and 26 neighbours notified.</p> <p>42 Ainger Road objected that the front dormer would be too large, too close, contain too much glass and lead to a loss of privacy. The objector recommends that the proposed dormer be set back and the three windows replaced by four with more glazing bars.</p> <p><u>Officer response</u> <i>The proposed dormer is not considered to be too large and complies with the Council's planning guidance. It would only be 250mm forward of the existing dormer. No. 42 is over 21m away from no.20 and as there is an existing front dormer there would be no significant increase in overlooking. The proposed sash windows are acceptable in design terms and it is not clear how changing the design would affect the proposal.</i></p>					
CAAC/Local groups* comments: *Please Specify	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

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

Camden Planning Guidance 2006

LDF Core Strategy and Development Policies

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

CS5 Managing the impact of growth and development

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

The application is for the replacement of the front and rear dormers and the installation of a rear rooflight. The main issues are the visual impact of the proposed changes and their effect on the amenity of adjoining occupiers.

Revision

The original application 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 by leaving 0.5m between the bottom of the dormer and the eaves, in line with Camden Planning Guidance, and the glass balustrading was omitted.

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