

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		18/02/2009	
		N/A		<b>Consultation Expiry Date:</b>		11/02/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Parker				2008/4966/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 4 3 Ainger Road London NW3 3AR				See Draft Decision Notice.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Revisions to planning permission dated 17/10/07 (ref: 2007/1723/P) for erection of a roof extension to the top floor flat namely, to change front dormer windows to sliding doors.							
<b>Recommendation(s):</b>		Grant Conditional Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	19	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>	<b>Adjoining owners/occupiers</b> No reply to date						
<b>CAAC/Local groups comments:</b>	<b>Local Groups</b> No reply to date						

## Site Description

A 4-storey + attic terraced property situated on the south-east side of Ainger Rd, close to the junction with Erskine Rd. It has rendered raised parapet at the front with valley/butterfly roof behind. The front elevation at ground level is painted render as are the other 6 properties within the group. At the rear the building has a projecting wing which rises to third floor level. The property is converted into self-contained flats. Within this group of seven properties only No.1 has a roof extension, although with few exceptions, Nos. 8, 9 mansard with front roof terraces, Nos. 10, 11 & 13 no alterations, the remainder of the terrace up to No.28 with pitched roofs have dormer windows on the front roof slope of varying sizes. The building is not located within a conservation area, but is adjacent to the Primrose Hill Conservation Area.

## Relevant History

### **2007/1723/P**

Planning permission was granted on 17/10/07 for erection of a roof extension to the top floor flat (C3).

### **2007/3236/P**

Planning permission was granted on 02/11/07 for Erection of a roof extension at forth floor level to the existing top floor flat, including a balcony to the front and rear (Class C3).

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### **London Borough of Camden UDP 2006**

- S1 & S2 – Strategic Policy on Sustainable Development
- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 – Alterations and Additions
- B7 – Conservation Areas

### **Camden Planning Guidance 2006**

## Assessment

### Proposal

Planning permission is sought to revise the permission approved 17/10/07 replacing the approved front dormer windows with sliding doors and a small balcony to the front.

### Main Considerations

- Impact on the host building
- Neighbourhood amenity

### Impact on host dwelling

The roof extension has already been granted. This application is purely to determine if timber sliding door instead of dormer windows are acceptable. This will allow a narrow terrace to be formed in front in order to allow air and natural light into the property.

The front elevation will match the previously approved permission at 5 Ainger Road (2007/3236/P) with a large area of glazing and balcony to the front. The timber doors are considered acceptable in design terms, as they would respect the original design of the building and would integrate well with the building. They are unlikely to have any negative impact on the character and appearance of the surrounding area or the adjacent conservation area.

### Neighbourhood Amenity

The changes to the windows will not adversely impact on the adjacent properties with regard to access to sunlight, daylight and outlook. Views from the modest balcony areas are considered to be limited, and would not adversely impact on the amenity of the surrounding properties. The proposal is thus considered to be consistent with Policy SD6 of the revised UDP.

### Conclusion

The works are considered to have appropriate regard for relevant policies of the Replacement UDP (Policies S1, S2, SD6, B1 and B3).

**Recommendation:** Grant Conditional Permission

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