

| | | | | | |
|---|----------------------------|--|---|----------------------------------|------------|
| Delegated Report (members briefing) | | Analysis sheet | | Expiry Date: | 08/11/2007 |
| | | N/A / attached | | Consultation Expiry Date: | 24/10/2007 |
| Officer | | | Application Number(s) | | |
| Cassie Plumridge | | | 2007/3236/P | | |
| Application Address | | | Drawing Numbers | | |
| Flat 4 5 Ainger Road London NW3 3AR | | | Site Location Plan; 0713-P-1; 0713-S-1. | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal(s) | | | | | |
| 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). | | | | | |
| Recommendation(s): | | Grant Planning Permission subject to Condition | | | |
| Application Type: | | Full Planning Permission | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | |
| Informatives: | | | | | |

Consultations

| Adjoining Occupiers: | No. notified | 18 | No. of responses No. electronic | 09 00 | No. of objections | 09 |
|---|--|----|------------------------------------|----------|-------------------|----|
| Summary of consultation responses: | <p>An objections were received from</p> <ul style="list-style-type: none"> • 2 Ainger Road • 2x Flat 3, 3 Ainger Road • Flat 1, 5 Ainger Road • Flat 3, 5 Ainger Road • First Floor Flat, No 5 Ainger Raod • Ground Floor, 6 Ainger Road • 52 Ainger Road • 55 Ainger Road <p>In summary the following concerns were raised the following concerns:</p> <ul style="list-style-type: none"> • <i>Impact on street scene.</i> <u>Response:</u> please see design comments in assessment section of the report. • <i>Impact on daylight.</i> <u>Response:</u> please see comments in the assessment section of the report. • <i>Overlooking.</i> <u>Response:</u> please see comments in the assessment section of the report. • <i>Subsidence / structural integrity.</i> <u>Response:</u> This is not a relevant consideration for planning permission. • <i>Increased stress on parking.</i> <u>Response:</u> The scheme seeks to increase the accommodation of the existing unit, and would not increase the number of units overall. This is not considered to raise parking stress issues. • <i>Increased stress on refuse</i> <u>Response:</u> The scheme seeks to increase the accommodation of the existing unit, and would not increase the number of units overall. This is not considered to raise refuse issues. • <i>Disruption during construction.</i> <u>Response:</u> This is not a relevant consideration in the assessment for planning permission for a scheme of this size. It is noted that an informative will be placed the decision indicating the need to comply with the Council regulations regarding construction noise at certain times. • <i>Impact on street scene and out of character with the surrounds.</i> <u>Response:</u> please see design comments in assessment section of the report. • <i>Noise from balcony</i> <u>Response:</u> the balconies are of a modest size and would not adversely impact on the amenity of the surrounding properties. | | | | | |
| CAAC/Local groups* comments: *Please Specify | None. | | | | | |

Site Description

The building is not within a Conservation Area, however is located close to the Primrose Hill Conservation Area. The property is converted into self-contained flats. The property is occupied by a 4-storey terraced building situated on the western side of Ainger Rd, close to the junction with Erskine Rd. It has raised parapet at the front with valley/butterfly roof behind. At the rear the building has a part, 1st, part 2nd and part 3rd floor extensions. The site forms a group with the 7 properties within the row, which are higher than the adjoining properties to the south. Within this group of seven properties only No.1 located on the corner has a roof

extension and No. 3 has a conservatory styled roof addition with roof garden. Roof extension are common on other properties along Ainger Road.

Relevant History

None for the subject site.

3 Ainger Road has recently been granted permission for a roof extension.

- Planning permission 2005/4869/P granted on 02/02/2006 allowed for the *Erection of a mansard roof and addition of rear roof terrace to top floor flat*. This permission allowed for a mansard roof extension, with 2 dormers on the front elevation and a terrace to the rear.
- Planning permission 2007/1723/P granted on 17/10/2007 allowed for the *Erection of a roof extension to the top floor flat (C3)*. This permission maintained the same arrangement to the rear as previously approved however reduced the depth of the terrace area, and on the front façade introduced large sliding doors.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. 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.

Replacement UDP 2006

- S1 & S2 – Strategic Policy on Sustainable Development
- SD1 – Quality of Life
- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 – Alterations and Additions

Camden Planning Guidance

Assessment

Proposal:

The development proposes the erection of a roof extension at forth floor level to the existing top floor flat, including a balcony to the front and rear.

Discussion:

- While it is acknowledged that in some instances roof additions can have an adverse impact upon the character and appearance of buildings, it is considered the proposed works have been appropriately sited and designed to have a minimal impact on the integrity of the building and the surrounding street scene.
- While it is acknowledged that the site forms part of a group of uninterrupted butterfly roofs (5 properties, sequentially No. 3 – No. 7), the principle of the roof extension is considered acceptable in this instance given the recent decisions on No. 3 Ainger Road, which allowed for a roof extension infilling the butterfly roof; the prevalence of roof extensions in the wider surrounding area along Ainger Road and the site is not located within a conservation area.
- The front elevation of the roof extension matches that more recent permission for No. 3 Ainger Road, (2007/1723/P granted on 17/10/2007) with a large area of glazing and balcony to the front. The addition will have a limited impact on the street scene given the substantial height of the host building, the built form of the surrounding properties, and the provision of a setback from the front façade.
- The rear elevation is similar to that allowed at No. No. 3 Ainger Road, (2005/4869/P granted on 02/02/2006), with a modest balcony to the rear. The addition is set behind the rear wall and allows for the retention of the butterfly profile. This will assist in softening the presentation of the addition as viewed from the Mews to the rear of the site.
- The addition is considered acceptable in design terms, as it would be subservient to the parent building, would respect the original design of the building and is unlikely to have any negative impact on the character and appearance of the surrounding area. The scheme includes timber windows and slate tiles,

which will assist in integrating the development.

- The works would not adversely impact on the adjacent properties with regard to access to sunlight, daylight, or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the revised UDP. Views from the modest balconies areas are considered to be limited, and would not adversely impact on the amenity of the surrounding properties. It is noted that the principle of balconies has been agreed as part of the previous approvals for No. 3 Ainger Road (2005/4869/P, granted on 02/02/2006; and 2007/1723/P granted on 17/10/2007).
- The proposal works are considered to be respectful of the character and appearance of the building, to preserve the character and appearance of the street scene, to be unobtrusive in the surrounds and in no way detrimental to the amenity of surrounding properties. The works are considered to have appropriate regard for relevant policies of the Replacement UDP (Policies S1, S2, SD1, SD6, B1 and B3).

Recommendation: Approve.