

Mr Stephen Morrison
14 Ainger Road
Primrose Hill
London
NW3 3AR

Application Ref: **2014/6523/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

9 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14 Ainger Road
London
NW3 3AR

Proposal:
Erection of rear dormer with sliding doors and roof terrace at 3rd floor level (retrospective).
Drawing Nos: Site location plan, D.002-01.01 (Rev00).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted shall remain in accordance with the following approved plans:

D.002-01.01 (Rev00).

Reason:

For the avoidance of doubt and in the interest of proper planning.



Informative(s):

1 Reasons for granting permission.

The retrospective replacement dormer and roof terrace and balustrade is subordinate in scale and location to the four storey host building, and respects the character and setting of neighbouring buildings. The simple modern design is considered to be an improvement to the previous design and appropriate for the area and host building; the use of anodized black framed windows and doors instead of white and slate roof to match existing. It is considered to be acceptable as it would read as a high quality contemporary addition to the building.

There are a number dormers and roof terraces within the vicinity of the site and this would not be any higher, or project out further than any of these existing extensions. The dormer and terrace is the same footprint as the previous dormer.

Due to the set back of the balustrade on roof terrace, and other roof terraces within the close vicinity including an existing one on floor below, it is considered the proposed roof terrace would not materially increase the amenity harm to any adjoining residential occupiers in terms of the loss of privacy. Furthermore, due to the smaller depth dormer than previous, there would be no harm to outlook, light, or added sense of enclosure to the neighbours.

No objections were received prior to making this decision. The site's planning history and the relevant enforcement case were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

Following this approval, it is considered necessary that the associated enforcement case EN14/0767 shall now be closed.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment