

Application ref: 2021/2450/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Aron Coates Architecture
8 Albion Buildings
1 Back Hill
London
EC1R 5EN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14 Ainger Road
London
NW3 3AR

Proposal:
Enlarged front dormer and the alternations of fenestration to the rear elevation and associated works.
Drawing Nos: 2104-LP; 2104-PL-01; 2104-PL-02; 2104-PL-03A

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 must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 2104-LP, 2104-PL-01; 2104-PL-02; 2104-PL-03A

Reason:

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

Informative(s):

- 1 The site is a four storey plus attic terraced house. The property does not lie within a conservation area but backs onto Primrose Hill Conservation Area and is locally listed.

Following Conservation Officers advice, the proposal has been revised to so that the fenestration would be the same material and that the roof on the outrigger extension is flat rather than pitched so the proposal would read as a new addition to the property.

The proposed enlarged dormer would approximately measure 3.7m in width 2.5m in depth and would be setback 1m from the eaves.

Although no dormers within the immediate area have been granted recently, it is noted that there are numerous front dormers of various styles and sizes along both sides of Ainger Road and some of the dormers have planning permission (REF 2013/8099/P) and (REF 2006/4048P).

The proposed dormer would align with the windows below and would be acceptable in terms of its scale, siting and design and would not result in any detrimental impact on host property or the nearby conservation area.

At the rear it is proposed to alter the existing windows at upper ground floor level, remove the existing external staircase and juliet doors and replace with a vertical window and change the roof on the outrigger extension from a pitch roof to a flat roof with stone coping.

The proposed fenestration would be changed from timber to aluminium and would not be visible from the public realm. As a result it is considered that the proposed fenestration would not have a detrimental impact on the host building, and the Conservation Area opposite the site and is therefore considered acceptable.

The removal of the staircase and juliet doors and the changing of the roof profile on the outrigger extension is also considered to be acceptable.

Due to the nature and location of the proposal it would not cause any undue harm to neighbouring amenity by way of a loss of light, outlook, overbearing effect or overlooking.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the, the London Plan 2021 and National Planning Policy Framework 2021

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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 'DPope', is positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer