

Application ref: 2021/2478/P
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Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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planning@camden.gov.uk
www.camden.gov.uk/planning

Clifton Interiors
168 Regents Park Road
Primrose Hill
London
NW1 8XN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
18 A Ainger Road
Primrose Hill
London
NW3 3AS

Proposal:

Demolition of conservatory at upper ground floor level and erection of new single storey extension, replacement of windows at lower ground level, all to flat.

Drawing Nos: Site location plan; PA-100; PA-200; PA-201; PA-202; PA-300; RE-PA-100; RE-PA-101; REV-PA-102; REV-PA-200; REV-PA-201; REV-PA-202; REV-PA-300.

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 policies 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:

Site location plan; PA-100; PA-200; PA-201; PA-202; PA-300; RE-PA-100; RE-PA-101; REV-PA-102; REV-PA-200; REV-PA-201; REV-PA-202; REV-PA-300.

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

- 4 Before the relevant part of the work is begun, detailed drawings, photos of samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all new external windows and doors (including jambs, head and cill), ventilation grills (if any).

b) Details scale 1:10 of brickwork to include colour, texture, face-bond and pointing, manufacturer's specification details and photo of a sample for bricks.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 Prior to the commencement of any works on site, the root protection area of the birch tree (formed of a radius measuring approx. 2.75m from the tree) in the rear garden shall be fenced off to create an exclusion zone and not used for any onsite activity in line with guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application property is part of a terrace row of Locally Listed properties. The rear elevations of this group have been altered historically and extended with structures at lower and upper levels which now forms part of their character.

The proposed extension would sit at upper level, on top of the existing lower ground floor structure, and would replace an existing conservatory, historically granted consent (app ref PE9900031/). The proposed structure would extend along the full width of the upper floor and maintain the eaves height of the existing conservatory adjacent to the boundaries with nos. 19 and 17 Ainger Road. Whilst at the rear, due to the pattern of development the proposed structure would be seen from Chamberlain Street and therefore its relationship with the wider terrace row is of particular importance. As such, due to its scale and projection, the proposed extension would maintain a subordinate relationship with the host building and wider terrace row.

The proposed extension would have a modern appearance and respect the hierarchy of spaces throughout the building, with openings which relate to the ones below and above. The structure would have a picture window which extends across the roof of the building, creating a break in the volume. The structure would be made of brick to match existing and have some brick detailing accents. Details of bricks and all new windows and doors would be secured by condition to ensure high quality design. Overall, the proposed rear extension, would appear subordinate to the host building and due to its detailed design, would preserve the character and appearance of the host building and wider terrace row.

The proposal includes replacement of doors at lower ground floor level, to sit within the existing openings, which is accepted. Details of the new doors would be secured by condition.

In terms of neighbouring amenity, the proposed extension would match the eaves of the existing conservatory, along the boundaries with nos. 19 and 17 to reduce its impact in terms of loss of light and outlook. Previously the wall facing no. 17 would have been obscure glazed and therefore allowing some levels of daylight protruding through it. As the proposed extension maintains the depth and eaves height of the existing conservatory, it is considered that the new brick wall would not result in a significantly harmful reduction of daylight/sunlight, or outlook, to the amenity of neighbouring occupiers at no. 17.

Along the boundary with no. 19 there is a high boundary wall which slopes down to the rear from 1.7m high adjacent to the rear elevation. The proposed extension would add approximately 0.7m in height along the boundary. The closest openings at no. 19 are to a small window (secondary) and a glazed door. Whilst levels of daylight and outlook would be reduced for the small window, due to the position of the glazed door and height of proposed structure along the boundary, to room which these serve, would still be able to receive adequate levels of light and outlook.

The proposed rooflight which extends in a picture window to the rear elevation,

would sit below the windows of the flats above. This would sit slightly forward from the rear boundary wall to reduce its lighthspill impact, which is accepted. There would be no significant impact in terms of overlooking identified.

Two objections and two comments were received prior making this decision, which are duly addressed in consultation summary. The planning history of the site has been taken into account when coming to this decision.

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

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 above the printed name and title.

Daniel Pope
Chief Planning Officer