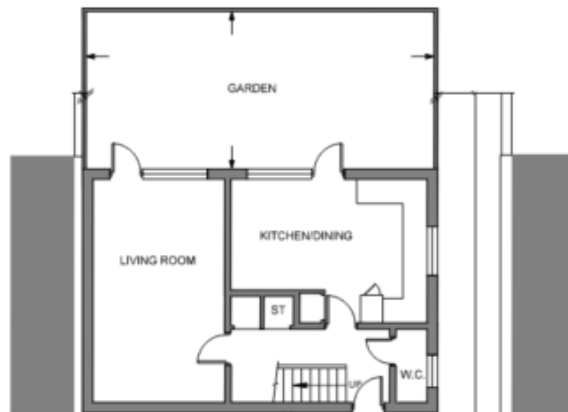


2025/0894/P- 41 Ornan Road

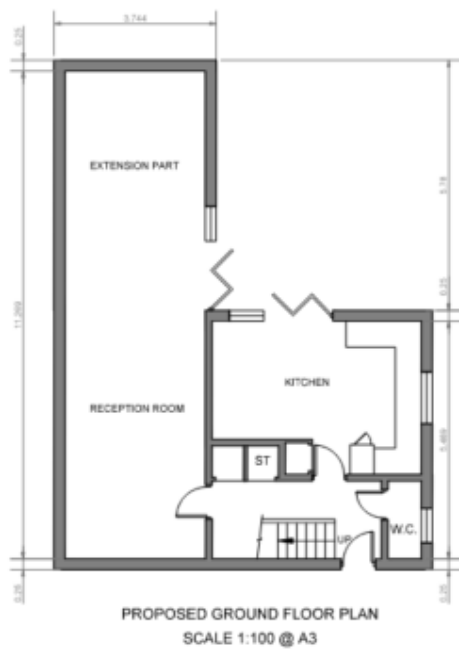


## Existing and proposed plans

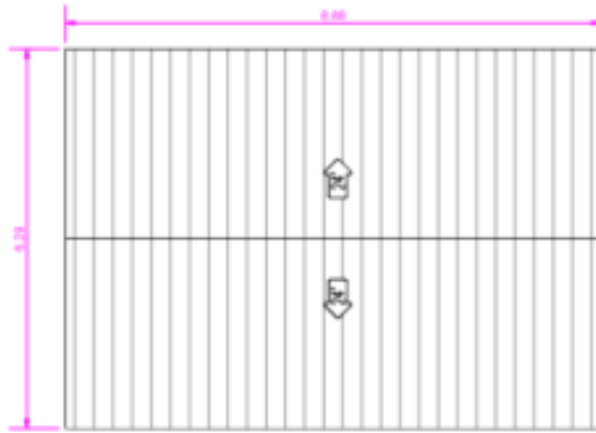
Existing ground floor plan:



Proposed ground floor plan:

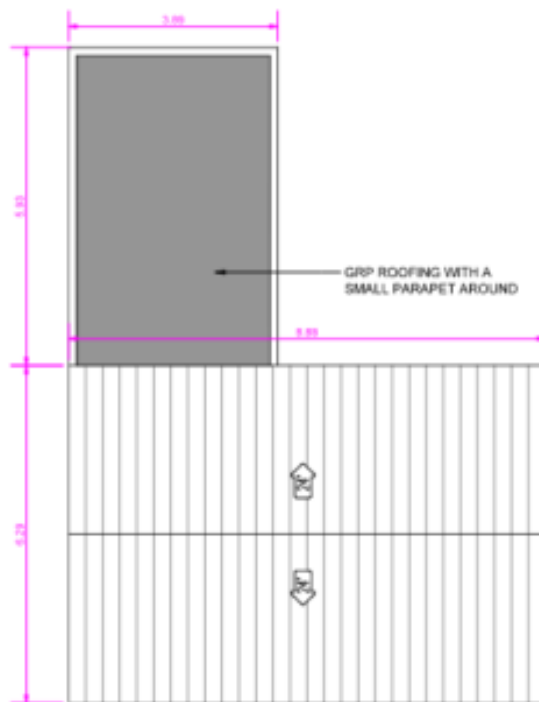


Existing roof plan:



EXISTING ROOF PLAN  
SCALE 1:100 @ A3

Proposed roof plan:



PROPOSED ROOF PLAN  
SCALE 1:100 @ A3

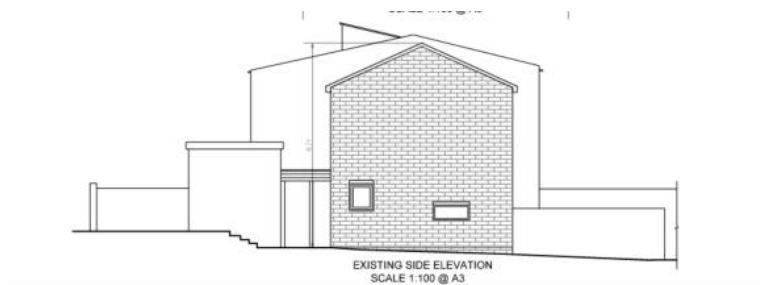
Existing rear elevation:



Proposed rear elevation:



Existing side elevation:



Proposed side elevation:





## Photographs



<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/04/2025	
		N/A / attached		<b>Consultation Expiry Date:</b>		27/03/2025	
<b>Officer</b>				<b>Application Number(s)</b>			
Connie Marinetto				2025/0894/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
41 Ornan Road London NW3 4QD				See 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>							
Erection of single storey rear extension measuring 5.78m deep, 3.74m wide and 2.7m high.							
<b>Recommendation(s):</b>		Prior Approval Not Required					
<b>Application Type:</b>		GPDO Prior Approval Part 1 Class A					

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>25</b>	No. of responses	<b>02</b>	No. of objections	<b>02</b>
<b>Summary of consultation responses:</b>	<p>Site notices were displayed from 12/03/2025 to 05/04/2025.</p> <p>Letters were posted to the directly adjoining neighbour at 43 Ornan Road as well as 39 Ornan Road and Flats 1-23 at 41-43 Belsize Avenue.</p> <p><b>One objection was received from the directly adjoining neighbouring property (no. 43):</b></p> <p><i>‘The full length extension will be overbearing on our property and would require the loss of an established tree.’</i></p> <p><u>Officer’s Response:</u></p> <ul style="list-style-type: none"> <li>- <i>Following receipt of the above objection to the proposal, an assessment has been made by the Council as required as to the impact of the proposed development on the amenity of any adjoining premises (see assessment below);</i></li> <li>- <i>There are no trees subject to a Tree Preservation Order on the site and the site is not within a Conservation Area. Therefore, consent is not require for any works to trees. However, only matters which impact on the amenity of the adjoining occupiers can be taken into consideration in so far as the GDPO Regulations allow. It is within this context that the application has been assessed (see below).</i></li> </ul> <p><b>One objection was received from the Belsize Society:</b></p> <p><i>‘The Belsize Society objects to the disproportionate length of this extension (notwithstanding considerations of GPDO) which more than doubles the depth of the building and extends to pretty much the full extent of the small garden, taking up over one third of the area. This presents an intrusive element for the next door property and some increased shadowing’.</i></p> <p><u>Officer’s Response:</u></p> <ul style="list-style-type: none"> <li>- <i>As per the above, an assessment has been made by the Council as required as to the impact of the proposed development on the amenity of any adjoining premises.</i></li> </ul>					
<b>Site Description</b>						
<p>The application property is a 2-storey 20<sup>th</sup> century semi-detached dwelling on the southeast side of Ornan Road.</p> <p>The character of the surrounding area is mainly residential with similarly scaled residential buildings backing onto properties which face Belsize Avenue.</p> <p>The property is not listed nor within any Conservation Area.</p>						

## Relevant History

**2025/1137/P** – Erection of an additional storey to dwellinghouse. **Under consideration.**

63 Ornan Road

**2019/3530/P** – Erection of a single storey rear extension to dwelling house max depth 6m; max height 3m and eaves height 3m. **Granted 28/08/2019.**

## Assessment

### 1. Proposal

1.1 The applicant has submitted details as required under the amended GDPO paragraph A.4 (2) giving the height, depth, and all other details necessary to assess the scheme. The rear extension would measure 5.78m deep, 3.74m wide and 2.7m high.

### 2. Assessment

#### 2.1 Assessment against Class A conditions

Class A: The enlargement, improvement or other alteration of a dwellinghouse		
If yes to any of the questions below the proposal is not permitted development		Yes/no
A.1(a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use)	No
A.1(b)	As a result of the works, will the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?	No
A.1(c)	Will the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse?	No
A.1(d)	Will the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse?	No
A.1(e)	Will the enlarged part of the dwellinghouse extend beyond a wall which (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the original dwellinghouse?	No
A.1(f)	<i>subject to paragraph (g) below</i> , will the enlarged part of the dwellinghouse have a single-storey and (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, <u>or 3 metres in the case of any other dwellinghouse</u> , or (ii) exceed 4 metres in height?	N/A (see para g below)
A.1(g)	for a dwellinghouse not on Article 1(5) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, <u>or 6 metres in the case of any other dwellinghouse</u> , or (ii) exceed 4 metres in height;	No
A.1(h)	Will the enlarged part of the dwellinghouse have more than one storey and—	No



	(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse?	
A.1(i)	Will the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part exceed 3 metres?	No
A.1(j)	Will the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse, and either (i) exceed 4 metres in height, (ii) have more than one storey, or (iii) have a width greater than half the width of the original dwellinghouse?	No
A.1(k)	Would it would consist of or include either (i) the construction or provision of a veranda, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse?	No
A.1(l)	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	No
Conditions. If no to any of the statements below then the proposal is not permitted development.		
A.3(a)	Would the materials used in any exterior work (other than materials used in the construction of a conservatory) be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?	Yes
A.3(b)	Would any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed?	N/A
A.3(c)	Where the enlarged part of the dwellinghouse has more than one storey, would the roof pitch of the enlarged part, so far as practicable, be the same as the roof pitch of the original dwellinghouse?	N/A

2.2 This concludes that the proposed extension complies with the limitations and conditions under Class A of Part of 1 of Schedule 2 of the GPDO. Although the extension does exceed 3m depth as stated in criteria (f), this is subject to criteria (g) as well which allows 3-6m long extensions where the development is not on Article 1(5) land (includes conservation areas). In such cases, according to para A.4 (1), 'the following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g). In brief, the developer needs to apply for Prior Approval and the Council has to consult neighbours; if any objections are received, then Prior Approval is required and the Council has to assess the amenity impacts of the scheme. This process has taken place and objections have been received. In this case, the rear infill extension exceeds 3m depth but does not exceed 6m depth and thus is allowed by para (g) subject to the Prior Approval procedure.

#### *Impact on Amenity*

2.3 Following statutory consultation, two objections have been received - one from the adjoining occupier at no. 43 and one from The Belsize Society. Under the provisions of paragraphs A.4 (7) and (9) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO), the prior approval of the Council is required based solely on an assessment of the impact of the proposed development on the amenity of all adjoining premises, taking into account any

representations received. Both objections raise concerns that the proposed extension would be overbearing and intrusive to the adjoining property, no. 43.

2.4 It is noted that there is an existing high boundary wall topped with fencing between no. 41 and no. 43, with a height of 2.75m. The proposed extension would be 2.7m at its highest point above ground level. Given this, it is considered that the extension would not exceed the existing boundary treatment in terms of height and would therefore have a minimal additional overbearing impact. Though the extension may have some visibility, it is not considered to result in any significant reduction of levels of light, nor result in any significant increase in sense of enclosure to the adjoining property due to the existing boundary treatment.

2.5 There would be no adverse overlooking impact to no. 43 as a result of the development given the absence of any windows on the flank walls. There would be a loss in garden space; however, 31sqm would remain. There would likely be no additional noise or disturbance created given the single storey nature of the extension and unlikely increase in activity or footfall as a result of the proposal. Due to the distance, boundary treatments and existing foliage, there is likely to be no material amenity impact to 39 Ornan Road and the rear properties at 41-43 Belsize Avenue,

2.6 As such, the impact as a result of the proposal is not considered to be significant and would not justify refusal of the application.

2.7 It is noted that the neighbouring property objected to the loss of a tree. There are no trees on site subject to a Tree Preservation Order and the site is not within a Conservation Area. Therefore, consent is not required for any works to trees in this instance. Nevertheless, only matters which impact on the amenity of the adjoining occupiers can be taken into consideration in so far as the GDPO Regulations allow.

### **3 Summary and Conclusion**

3.1 The Council has taken into account the responses received from the consultation process and the guidance in the NPPF 2024, as required by condition A.4 regarding procedure.

3.2 The single storey rear extension is permitted under Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by No. 2 Order 2020).

**4 Recommendation:** Grant prior approval

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 7<sup>th</sup> April 2025, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'***

Application ref: 2025/0894/P  
Contact: Connie Marinetto  
Tel: 020 7974 8012  
Email: [connie.marinetto@camden.gov.uk](mailto:connie.marinetto@camden.gov.uk)  
Date: 1 April 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Earlham Homes Limited  
128 CITY ROAD  
London  
EC1V 2NX  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362 and SI 2013 No. 1101)

Certificate of Lawfulness (Proposed) Prior Approval granted

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

**Address of the proposed development:**

**41 Ornan Road  
London  
Camden  
NW3 4QD**

**Description of the proposed development:**

Erection of single storey rear extension measuring 5.78m deep, 3.74m wide and 2.7m high.

**Details approved by the local planning authority:**

Drawing Nos: Existing Elevations (dated 28/02/2025), Existing Floor Plans (dated 28/02/2025), Proposed Elevations (dated 28/02/2025), Proposed Floor Plans (dated 28/02/2025), Proposed Section (dated 28/02/2025), Existing sections and roof plan (dated 21/03/2025), Proposed sections and roof plan (dated 21/03/2025), Location Plan

## Reason for approval:

### Informative(s):

- 1 This written notice indicates that the proposed development would comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362 and SI 2013 No. 1101). It is important to note that this written notice doesn't indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule 2 Part 1 Class A. If you want confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Schedule 2 Part 1 Class A), then you should submit an (optional) application to the local planning authority for a Lawful Development Certificate (LDC).
- 2 It is a requirement of the above condition A.4 that the development shall be carried out in accordance with the information that the developer provided to the local planning authority, unless the local planning authority and the developer agree otherwise in writing.
- 3 It is a requirement of the above condition A.4 that the developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion, and that this notification shall be in writing and shall include (a) the name of the developer, (b) the address or location of the development, and (c) the date of completion.
- 4 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.
- 5 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).
- 6 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](http://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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:  
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address:  
[www.camden.gov.uk/dmfeedback](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.