

FELIXDB

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118 King Henrys Road, NW3 3SN

HOUSEHOLDER APPLICATION FOR REMOVAL OF GARAGE DOOR WITH NEW FRONT WINDOW AND INSTALLATION OF SLIDING DOORS TO REAR ELEVATION.

Introduction

118 King Henry's Road, NW3 3LD, is a semi detached single dwelling house located on the north side of King Henrys Road within the Chalcot Estate within the borough of Camden. The house is arranged over Ground and 1st floors with a flat roof. There is an existing roof water tank box currently situated on the roof of the building, which is a feature of all surrounding properties. The existing property and surrounding properties are constructed from a combination of brick, painted render, and black weatherboarding to both front and rear. The windows are white uPVC which is consistent with this building type in the area. The application site is located within a planned residential estate (the Chalcot Estate), dating from the 1960s. The property is not listed or located within a conservation area, however the designs have been prepared in accordance with the Chalcot Architects' Forum (CAF) design guide for property alterations and have the support of the Chalcot Estates Ltd management agents.

Description of the Proposed Development

We propose to remove the front garage door and replace this with a window of the same style and size as the existing window above.

To the rear elevation we intend to increase the opening to the rear kitchen wall and install large glazed sliding doors.

The proposed doors and window will have white frames to match the existing windows and Chalcot estate.

Design

The front garage door no longer serves a car garage but a utility room. The occupants wish to improve the natural light in the ground floor by replacing the garage door with a window.

The proposed replacement of the garage door with a window follows a pattern of windows replacing garage doors across the Chalcot estate. Approved examples at 11 Hawtrey Road, 13 Hawtrey Road, 108 and 106 King Henrys Road.

As garage door has not served as a car garage for many years the proposed development will not reduce the number of off-street parking spaces. The property benefits from a driveway that provides off street parking for up to two cars.

The proposed window faces the main road at ground floor level. The new window will serve a kitchen area at ground floor level facing the main road of King Henrys Road. As such the proposed front window will not unduly impact neighbouring privacy.

The insertion of large glazed door sliding doors to the rear elevation will open on to a private garden from the kitchen.

The doors will replace two windows and a single glazed door in this wall.

Visually the doors will blend with the existing house and white framed windows. The doors will follow the design guidance from the Chalcot estate. There are many examples of similar large glazed doors that have been installed to rear elevations around the Chalcot estate.

As the proposed doors will replace windows and door in the same place there will be no additional overlooking or loss of privacy to neighbours. The door will also face into a private garden and will be mostly obscured by the garden fence.

Access

No access considerations are needed for this extension and alterations to an existing domestic residence in which the current occupants have no access problems.

Please see enclosed existing and proposed plans, elevations and sections illustrating the design of the extension.

Please let me know if you require any further information.

Regards,

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