

Delegated Report		Analysis sheet		Expiry Date:		15/05/2014	
		N/A		Consultation Expiry Date:		08/05/2014	
Officer				Application Number(s)			
Sam Watts				2014/2053/P			
Application Address				Drawing Numbers			
Ground Floor Flat 25 Falkland Road London NW5 2PU				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Insertion of white uPVC double doors at rear ground floor level.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed 11/04/2014- 02/05/2014 Press notice displayed from 17/04/2014 – 08/05/2014 No responses received.					
CAAC/Local groups* comments: *Please Specify		Kentish Town CAAC – no response received					

Site Description

The site contains a ground and first floor maisonette located in a four storey terraced building on the north side of Falkland Road. The site is in the Kentish Town conservation area and is noted as a positive contributor in the Kentish Town Conservation Area Appraisal and Management Strategy. The street is characterised by mainly similar four storey terraced dwellings.

Relevant History

2009/2557/P: Replacement of 3 timber framed windows (2 on rear side elevation and 1 on rear elevation) with UPVC windows at ground and first floor level for Flat 1 (Class C3). **Granted 22/07/2009**

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

CPG1 (Design) (2013)

CPG6 (Amenity) (2011)

The London Plan (2011)

The NPPF 2012

Kentish Town Conservation Area Appraisal and Management Strategy (2011)

Assessment

Proposal:

The proposal is for the installation of a white UPVC double door to the rear of the property at ground floor level.

Design:

Policy DP25 and the Kentish Town Conservation Area Appraisal and Management Strategy state that the character and appearance of the Conservation Area should be preserved and enhanced.

Planning permission for the replacement of three timber framed windows with UPVC windows on the same site was granted in 2009 under reference number 2009/2557/P. Although UPVC windows are not preferred in design terms (in comparison with timber framed windows), given the previous planning history and context of the site, this is not considered a reason for refusal.

Following from this, the new doors would not be seen from the front elevation and as such would have no detrimental impact on the streetscene. The proposed materials that will be used will complement the colour and texture of the materials in the existing building, in accordance with paragraph 4.7 of CPG1. As there are already a number of other openings in the existing dwelling that use UPVC materials, the proposal is in accordance with policy DP 24 paragraph 16 and policy DP25 paragraph 3 which states “where alterations are proposed they should be undertaken in a material of a similar appearance to the existing”.

Therefore, the proposed alterations to the building are considered to be appropriate to the character of the host building and are not seen to have a detrimental impact on the wider Kentish Town Conservation Area.

Amenity:

As the proposed doors are located at ground floor level and would not overlook into any neighbouring properties, no amenity issues arise from this proposal.

Recommendation:

Grant conditional permission.