

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	04/02/2014
		N/A		<b>Consultation Expiry Date:</b>	09/01/2014
<b>Officer</b>			<b>Application Number(s)</b>		
Tessa Craig			2013/7693/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
9 Eton Avenue London NW3 3EL			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>					
Addition of a new entrance door to the side of the recessed entry porch to front elevation.					
<b>Recommendation(s):</b>		Grant planning permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>The proposal was advertised in Ham &amp; High on the 19<sup>th</sup> of December 2013 and a site notice was erected on the 13<sup>th</sup> December 2013.</p> <p>An objection has been received from the garden flat (Flat 1) of 9 Eton Avenue. The freehold occupants state the proposal will result in loss of their storage space and the new entrance will be located immediately above their living area which could potentially result in increased noise. They seek soundproofing to solve the issue.</p> <p>It is noted that these issues are a private matter between the respective parties at this property and are not relevant planning considerations. In planning terms, the only material consideration is the formation of a new doorway to the side elevation of the recessed porch. .</p>					
CAAC/Local groups* comments: *Please Specify	<p><b>Belsize CAAC</b> has made no objection provided the new door is made of timber and matches the dimensions of the existing, original door in the opposite elevation. The proposed door will comply with these points.</p>					

## Site Description

The application site is a detached mansion house in the Belsize Conservation Area. The conservation area statement (CAS) adopted April 2003 identifies the property as making a positive contribution.

The roof form appears altered including a considerable dormer in the rear, leading on to two separate terraces, each above the bays on the rear elevation. The dormer appears well established.

## Relevant History

In addition to TPO applications, planning application history for this site relate to changes that do not include the principle elevation:

2013/5718/P- Enlargement and linking of two existing terraces to create one terrace and associated alteration to glazing and door access to rear elevation at roof level all in relation to an existing residential flat (Class C3). *Granted, 19/12/2013.*

2013/4713/P - Replacement of window with door at raised ground floor level to create an additional front entrance to residential units (Class C3). *Refused 26.09.2013 for the following reason: The proposal would result in the loss of an original window consistent with the character of the host building. Its replacement would be with a second door which is uncharacteristic of the property and street. For these reasons the proposal would harm the character and appearance of the host building, street scene and conservation area.*

2013/4709/P - Conversion at first, second and third floor levels from 1 x 2 bedroom and 1 x 3 bedroom apartments, to maisonette (Class C3). *Granted 30.09.2013*

9300994 - The erection of a rear roof extension side dormer alterations to windows and new external stairs. *Approved 20.01.1994*

9360114 - The demolition of the side bay at ground floor level. *Granted 06.01.1994*

9460153 - The demolition of an existing chimney. *Granted 11.11.1994*

## Relevant policies

### NPPF 2012

### London Plan 2011

### LDF Core Strategy and Development Policies

CS1 Distribution of growth

CS4 Areas of more limited change

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

CS17 Making Camden a safer place

DP6 Lifetime homes and wheelchair homes

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

### Belsize Conservation Area Statement (Apr 2003)

## Assessment

### Proposal

Planning permission is sought for the addition of a new entrance door to the side of the recessed entry porch in the front elevation of the property. The door is to be located on the left hand side and of a similar style, appearance and proportion to the existing original entrance door on the opposite elevation of the recessed porch.

### Assessment

#### Design

Policy DP24 requires new development to meet a high standard of design which respects the setting, context, and the proportions and character of the existing building. Policy DP25 requires new development to both preserve and enhance the character and appearance of conservation areas.

CPG1 Design states:

*“Where you are looking to replace doors their design should match the dimensions, proportions, joinery details, panelling and glazing of the original. Where timber replacement doors are proposed the timber should be sustainably sourced.*

*Characteristic doorway features, such as porches, such be retained where they make a positive contribution to the character of groups of buildings”.*

The Belsize Conservation Area Statement describes “*inappropriately scaled and detailed modern doors and window frames, in unsuitable materials*” as having a cumulative impact on the character of the area, and goes on to state: “*Original detailing such as porticoes; door and window architraves, pediments, hoods and finials; eaves brackets; balustrading; cornicing; timber shopfront facades, iron balustrades, timber framed sash windows, doors, where retained add to the visual interest of properties. Where removed in the past, replacement with suitable copies will be encouraged. Original, traditional materials should be retained wherever possible and repaired if necessary*”.

In this case, the proposed door will not be visible from the street front being set inside the recessed porch. The door is to match the existing door on the opposite elevation in terms of design and is considered sympathetic to the host building and consistent with the character of the area. A condition will be imposed confirming the works are carried out in accordance with the approved plans and ensuring the door matches the existing door in the opposite elevation. There are no design concerns in relation to the proposal.

#### Amenity

Under 7.4 of CPG 6 (Amenity) it states that:

*Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:*

- *Living rooms;*
- *Bedrooms;*
- *Kitchens; and*
- *The part of a garden nearest to the house.*

There are not considered to be any amenity issues as a result of the proposed door, given its location

in the side elevation of the porch and the lack of potential for overlooking or loss of privacy.

**Recommendation: Grant Planning Permission**