

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>04/10/2013</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>12/09/2013</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Fergus Freeney				2013/4951/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
40 Coity Road London NW5 4RY				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>							
Replacement of existing single glazed wooden doors with aluminium double glazed bi-fold doors at rear ground floor level of existing dwellinghouse (Class C3)							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Householder Application</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>05</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Press notice: 22/08/2013 – 12/09/2013 Site notice: 14/08/2013 – 04/09/2013  No comments received					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Kentish Town CAAC – No comments received					

## Site Description

The site is located on the north side of Coity Road. It comprises an end of terrace 3 storey with basement property which is subdivided into flats. The site is not listed, but is within the Kentish Town Conservation Area.

## Relevant History

No relevant history

## 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 2011 (CPG1: Design; CPG6: Amenity)**

**Kentish Town Conservation Area Statement**

**NPPF**

## Assessment

**Proposal:** Permission is sought for the replacement of the existing double leaf timber door with a triple pane aluminium folding door at lower ground floor level.

**Assessment:** The proposal is considered to be acceptable; the proposed changes are minor in nature and are not visible from the surrounding properties or street given that it is situated at lower ground floor level.

Although the loss of timber doors is regrettable the proposed aluminium is not considered so detrimental as to warrant refusal.

There would be no impact on the amenity of adjoining neighbours as the existing doorway would only be slightly widened and it is located at ground floor level.

**Recommendation: Grant planning permission**