

Delegated Report		Analysis sheet		Expiry Date:		12/02/2013	
		N/A / attached		Consultation Expiry Date:		31/01/2013	
Officer				Application Number(s)			
Carlos Martin				2012/6736/P			
Application Address				Drawing Numbers			
Highfield Antrim Road London NW3 4XN				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of single hardwood door to porch in front elevation of existing house (Class C3)							
Recommendation(s):		Grant					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice published from 10/01/2013 to 31/01/2013. Site notice displayed from 28/12/2012 to 18/01/2013. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Belsize CAAC: No objection.					

Site Description

A two-storey semi-detached dwellinghouse in the Belsize Conservation Area. The property is identified as making a positive contribution to the conservation area.

Relevant History

2009/3197/P: Erection of single storey ground floor rear conservatory infill to dwelling house (Class C3). Granted.

Relevant policies

NPPF

The London Plan

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 1 (design)

Belsize Conservation Area Statement

Assessment

Planning permission is sought for the installation of a single hardwood door to porch in front elevation to replace the existing glazed door.

The existing property is an Edwardian semi-detached house of which there are two pairs in the street. The houses are accessed to the side, through a porch which in the case of three of the houses has been enclosed with a pair of patio doors.

Although the proposal involves removing a pair of patio doors which matches other entrance doors in the neighbouring properties, the proposed new door is also an Edwardian style door which is in keeping with the character and appearance of the building and would not harm the character of this part of the conservation area. The design and materials of the new doors are satisfactory and in line with current policy requirements, consequently approval is recommended.

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