

Delegated Report		Analysis sheet		Expiry Date:		02/04/2007	
		N/A / attached		Consultation Expiry Date:		07/03/2006	
Officer				Application Number(s)			
Matthew Durling				2006/3626/P			
Application Address				Drawing Numbers			
105 West End Lane London NW6 4SY				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of the existing half-height doors with full-height French doors at third floor level on the rear elevation to facilitate access from the upper floor flat to the existing roof terrace.							
Recommendation(s):		Grant planning permission subject to conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	00	No. of objections	00
				No Electronic:	00		
Summary of consultation responses:		<u>Site notice displayed from 14/02/2007 to 07/03/2007.</u> No responses received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		None consulted.					

Site Description

A three-storey terraced property located on the west side of West End Lane between the junctions with Gascony Avenue and Messina Avenue. Although not listed, the property does lie within the Swiss Cottage Conservation Area.

Relevant History

No relevant history.

Relevant policies

Replacement Unitary Development Plan 2006

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas

Camden Planning Guidance 2006

- Design

Assessment

Proposal:

Permission is sought for the replacement of the existing half-height doors with full-height French doors to facilitate access to an existing roof terrace on the flat roof of the three-storey rear extension.

Whilst there is no record of planning permission or building regulation approval having been sought for the erection of the existing railings, it is clear the use of the roof as a terrace is well established. Photographs taken in relation to a separate planning application in August 2004 demonstrate that the railings existed at this time and the applicant has stated that the railings have existed in this location for a period of almost 20 consecutive years. It is therefore considered that on the balance of probability, the railings that facilitate the use of the flat roof as a terrace are lawful. Consequently, the assessment of this application relates wholly to the replacement of the existing half-height doors.

Assessment:

The replacement full-height doors will be the same width as existing, however 2.3m in height; 800mm higher than existing. The doors will remain set below the roof ridge and will not be harmful to the appearance of the building. The doors will not be visible from the public realm and will cause no demonstrable harm to the character or appearance of the wider conservation area.

In terms of materials, the application form states that it is proposed to install uPVC French doors, whilst the drawings state they will be softwood timber. Whilst there does appear to be a variety of window styles and materials on the rear elevation, the majority of windows and doors appear to be timber-framed. In view of this, and the fact the property is located in a conservation area, it is considered that the proposed French doors should also be timber-framed. It is recommended a condition be added to this effect.

Recommend approval subject to conditions.

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