

14 Elsworthy Road NW3 3DJ



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Site Photographs 14 Elsworthy Road ref. 2019/3581/P



Figure 1 Front elevation



Figure 2 existing door



Figure 3 existing door

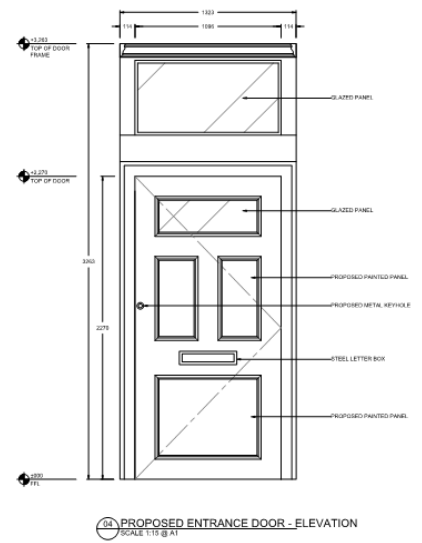
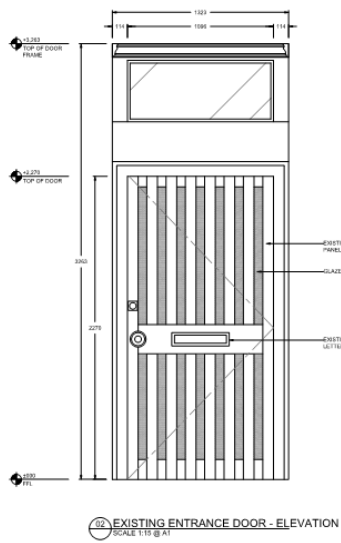


Figure 4 Existing and Proposed door

Delegated Report		Analysis sheet		Expiry Date:		09/09/2019		
(Members Briefing)		N/A		Consultation Expiry Date:		22/09/2019		
Officer				Application Number(s)				
Josh Lawlor				2019/3581/P				
Application Address				Drawing Numbers				
14 Elsworth Road London NW3 3DJ				See draft decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature					
Proposal(s)								
Replacement of front entrance door with new door.								
Recommendation:		Grant Conditional Planning Permission						
Application Type:		Full Planning Permission						
Conditions or Reasons for Refusal:		Refer to Decision Notice						
Informatives:								
Consultations								
Summary of consultation:		<p>A site notice was displayed near to the site from the 21/02/2019.</p> <p>The application was publicised in the Ham & High newspaper from the 15/02/2018 to the 11/03/2019</p>						
Adjoining Occupiers:		No. of responses		0		No. of objections		0
Summary of consultation responses:		<p>The Belsize CAAC raised the following objection:</p> <p>1. Show proposals in context with adjoining properties</p> <p><u>Officer response:</u></p> <p>1. The applicant has provided:</p> <ul style="list-style-type: none"> An existing and proposed elevation and plan of the front door, 						

- *A photo of the existing door,*
- *A site location Plan and block plan.*

This is considered sufficient information to enable an assessment of the design and amenity impacts of the proposal. It is also noted that a google street view image shows the location of the existing door in the context of the host building and surrounding properties in this instance.

Site Description

The application site relates to a three storey, semi-detached building located within the Elsworthy Conservation Area. The building is set back from the pavement and features a recessed entrance with arch. The building is noted as making a positive contribution to the Elsworthy Conservation Area. The building is in use as three self-contained flats over ground, first and second floor.

Relevant History

None relevant

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016

Draft New London Plan showing Minor Suggested Changes (13 August 2018)

Camden Local Plan (2017)

A1 Managing the Impact of Development

D1 Design

D2 Heritage

Camden Planning Guidance (CPG):

CPG Design (March 2019)

CPG Altering and extending your home (March 2019)

CPG Amenity (March 2019)

Elsworthy Conservation Area Appraisal 2009

Assessment

1. The proposal

1.1. The proposal is for the replacement of a front door. The proposed door would be timber with painted panels and a transom. The existing door is inset from the front elevation due to the recessed entrance with archway. Likewise the proposed door would be inset.

2. Revisions

2.1. The design of the door has been simplified in order to be more in keeping with the style of the host building and to replicate the appearance neighbouring front doors. Specifically, the glazing panels have been removed and transom has been revised to feature one glazing panel rather than multiple glazing bars.

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- The effects upon the character and appearance of the host property, and the conservation area (Design and Heritage)
- The effects on the residential amenities of neighbouring occupiers (Residential Amenity)

4. Design

- 4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features.
- 4.2. The proposed wooden door painted panels and transom would be sympathetic to the age and character of the host building and wider Elsworth Conservation Area. The existing door is unsympathetic to the host building and its replacement with a higher quality design is welcomed in design and heritage terms.

5. Residential Amenity

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.
- 5.2. The installation of a replacement front door would not give rise to any impacts to the amenity of neighbouring occupiers.

6. Conclusion

- 6.1. The proposed development is considered acceptable in terms of design, heritage and impact on neighbouring residential amenity. The development is deemed consistent with the objectives and policies identified above.

7. Recommendation

- 7.1. Grant Conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Monday 25th November 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Application ref: 2019/3581/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 20 November 2019

Development Management
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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**14 Elsworthy Road
London
NW3 3DJ**

Proposal:

Replacement of front entrance door with new door.

Drawing Nos: Location Plan and ID-400_rev_A_23.06.2019

DECISION

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [Location Plan and ID-400_rev_A_23.06.2019]

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning