

THE PLANNING AND HERITAGE STATEMENT
&
THE DESIGN AND ACCESS STATEMENT
SEPTEMBER 2020

6 ALBERT TERRACE, LONDON NW1 7SU



Prepared by

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on Behalf of

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1.0 INTRODUCTION

1.1 This combined Planning and Heritage Statement & Design and Access Statement is submitted in support of a householder planning application for the proposed development works at 6 Albert Terrace, London NW1 7SU.

1.2 This planning application seeks householder planning permission for

“Timber framed glass double doors to replace the approved single leaf door design at lower ground floor, adjacent to the front light well”

1.3 The proposal of this application has been the subject (in part) of two previous Householders Applications 2018/2225/P and 2018/2342/P and their associated Approval (Discharge) of Details applications 2020/1713/P and 2020/1714/P.

1.4 Whilst the application property is set within a Conservation Area, this application does not seek demolition within the Conservation Area and therefore a Householder Application has been submitted (as opposed to a Householder and Demolition in a Conservation Area Application)

1.5 Whilst this proposal has not formed part of the approved designs in the above applications, it has been discussed with the LPA, who had previously indicated that double doors would provide a suitable design (and . This application seeks to demonstrate that the double door design proposed in this application does not detrimentally impact the conservation area, is a sympathetic addition to the subterranean elevations and a reasonable proposal for approval.

1.6 It should be noted that the existing two sash windows, at lower ground floor level, have been removed and the cill, of the openings, lowered to form the doorways, in accordance with the above consents. The design of the doors to be installed is the subject of this application.

1.7 This statement is to be read in conjunction with the following:

- Completed Householder Application Form (Including demolition in a conservation area);
- Completed Certificate of Ownership;
- Completed Community Infrastructure Levy (CIL) Form;
- Existing and Proposed Drawings.

2.0 THE SITE AND SURROUNDING AREA

2.1 The subject Site comprises the building at 6 Albert Terrace, London NW1 7SU. It is located within the 'Camden Town with Primrose Hill' electoral ward and within the administrative boundary of the London Borough of Camden.



Aerial View of 6 Albert Terrace

2.2 The Site has an approximate area of 0.045 hectares and comprises a semi-detached five storey property (including an existing lower ground floor level) that is used as a single family residential dwelling (C3 use). The building did comprise 6 self-contained flats until permission was granted in 2003 to reinstate it back into a single house. Further detail's on the site's relevant planning history is provided in Section 4.0.

2.3 The Site is situated on the corner of Albert Terrace and Regent's Park Road. It is therefore bound to the north by residential properties along Regent's Park Road, and fronts onto Albert Terrace, facing Primrose Hill Park. The rear of the Site backs onto the rear of the properties along Albert Terrace Mews.

2.4 With the exception of three small planted trees and some box planted hedge/shrubs, the front of the building is primarily hard surfaced and is formed of a private driveway and lightwell that is used as a lower ground floor terrace area. The rear of the Site is formed of a garden with six mature lime trees, a lawn, patio and sunken trampoline.

2.5 As well as the vehicular access along Albert Terrace there is a side gate for pedestrian access along Regent's Park Road.

3.0 HERITAGE CONTEXT

3.1 The Site does not comprise a statutorily listed building. It does, however, fall within the setting of the following:

- (a) "Drinking Fountain at Junction with Albert Terrace" (Grade II Listed) - this is located located opposite the Site on the west side of Albert Terrace;
- (b) "Primrose Hill" (Grade II Listed Park) - this is located opposite the site to the west of Albert Terrace;

- (c) “K2 Telephone Kiosk at Junction with Prince Albert Road” (Grade II Listed) - this is located at the southern end of Albert Terrace;
- (d) “36 Regent's Park Road” (Grade II Listed) - this is located to the east of the site on the north side of Regent's Park Road

3.2 The Site is also located within the Primrose Hill Conservation Area (Sub-Area 1). Within the Conservation Area Statement all the buildings at 1-6 Albert Terrace (including the Site) are identified as unlisted buildings that make a positive contribution to the special character and appearance of the area. To the north of the Site is a terrace of buildings along Regent's Park Road, which are also highlighted as making a positive contribution to the special character and appearance of the area.

3.3 The Site is an Italianate Villa, which is a form of building typology that dominates the principal and secondary roads within Sub-Area 1 of the Conservation Area. It is decorated with Stucco plasterwork, which again is a characteristic of the villas within the area. The facade consists of strong horizontal bands and rusticated quoins on the corners of the building. The windows are well defined with projecting surrounds with decorative keystones and heads, projecting cills and hoods and console brackets. Detailed scrolls decorate the projecting eaves and parapets. The building is painted stucco with painted timber single glazed sash windows and casement doors. There is a decorative metal balcony with canopy overhang at first floor level to the front elevation.

3.4 Albert Terrace and Regent's Park Road are identified as principal roads and together with Gloucester Avenue form part of the planned suburban 19th century Southampton Estate. They are of a consistently generous width with wide pavements and gently curving forms.

4.0 RELEVANT PLANNING HISTORY

Application 2003/2623/P

First floor extension, alterations to existing windows and provision of new windows and installation of new windows. (REVISED PLANS SUBMITTED)

Granted

Application 2018/2225/P

Reinstatement of the original window opening in the rear elevation; the addition of a rear balcony at raised ground floor level; demolition, rebuild and raising a section of the boundary wall; addition of a roof terrace at second floor level and other minor alterations to the existing single family dwelling (C3 use class).

Granted

Application 2018/2342/P

Excavation to lower the lower ground floor of the existing house and excavation of a new lower ground floor level under the front and side gardens, demolition and rebuild a section of the boundary wall on the north west elevation fronting Regent's Park Road and installation of air handling units at lower ground floor level all in association with the existing single family dwelling (Class C3 use).

Granted

Application 2019/1623/P

Details of tree protection measures required by condition 5 of planning permission ref 2018/2225/P granted on 06/11/2018 for reinstatement of the original window opening in the rear elevation; the addition of a rear balcony at raised ground floor level; demolition, rebuild and raising a section of the boundary wall; addition of a roof terrace at second floor level and other minor alterations to the existing single family dwelling (C3 use class).

Granted

Application 2019/4434/P

Details of air conditioning (Condition 8), cycle storage (Condition 9), hard and soft landscaping (Condition 10) and structural engineer qualifications (Condition 11) required by

planning permission 2018/2342/P dated 30/08/2019 for excavation to lower the lower ground floor of the existing house and excavation of a new lower ground floor level under the front and side gardens, demolition and rebuild a section of the boundary wall on the north west elevation fronting Regent's Park Road and installation of air handling units at lower ground floor level all in association with the existing single family dwelling (Class C3 use).

Granted

Application 2020/0203/P

Details of method statement and plan (Condition 4a) and sample of new bricks (Condition 4b) in association with boundary wall of planning permission 2018/2342/P dated 30/08/2019 for [Excavation to lower the lower ground floor of the existing house and excavation of a new lower ground floor level under the front and side gardens, demolition and rebuild a section of the boundary wall on the north west elevation fronting Regent's Park Road and installation of air handling units at lower ground floor level all in association with the existing single family dwelling (Class C3 use)].

Granted

Application 2020/1713/P

Details of condition 4a (method statement), 4(b) new brick sample, 4(c) all windows 4(d) new rooflights 4(e) new railings required by planning permission 2018/2225/P dated 06/11/2018 for reinstatement of the original window opening in the rear elevation; the addition of a rear balcony at raised ground floor level; demolition, rebuild and raising a section of the boundary wall; addition of a roof terrace at second floor level and other minor alterations to the existing single family dwelling (C3 use class).

Granted

Application 2020/1714/P

Details of condition 4(c) (all windows and doors) of planning permission 2018/2342/P dated 30/08/2019 for excavation to lower the lower ground floor of the existing house and

excavation of a new lower ground floor level under the front and side gardens, demolition and rebuild a section of the boundary wall on the north west elevation fronting Regent's Park Road and installation of air handling units at lower ground floor level all in association with the existing single family dwelling (Class C3 use).

Granted

5.0 PLANNING POLICY FRAMEWORK

5.1 This section provides an overview of the Development Plan and other planning policy and guidance relevant to the consideration of this proposal.

Policy Framework

5.2 Planning policy operates at three levels.

5.3 At national level, Central Government sets out national planning policy in the form of the National Planning Policy Framework (NPPF). The NPPF focuses on a presumption in favour of sustainable development.

5.4 The NPPF is supplemented by the National Planning Practice Guidance. This has since been revised and updated and replaces a number of older guidance notes and complement in the NPPF.

5.5 At regional level, the Mayor's London Plan consolidated with alterations since 2011 (March 2016) represents the regional spatial strategy for London

5.6 Local Level is currently supported by the London Borough of Camden's Core Strategy (2010), Development Policies (2010). However, an emerging Local plan (2016) has been prepared by the council and is currently at Examination.

The 'Development Plan'

5.7 Section 38 (6) of the Planning and Compulsory Purchase act requires planning applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

5.8 The statutory Development Plan for the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act (2004) is the adopted Core Strategy (2010), the adopted Development Policies Document (2010), and the Consolidated London Plan (2016).

5.9 The NPPF and NPPG also form a material consideration in the determination of planning applications.

5.10 The LB Camden also has the Camden Planning Guidance's (CPG's) that provide additional guidance to support the Core Strategy and Development Policies Document. The Supplementary Planning Documents (SPDs) also form a material consideration in determination of planning applications.

5.11 The relevant planning policies and guidance are detailed and considered on a topic basis in Section 7 alongside the analysis of the relevant planning and heritage issues

Listed Building and Conservation Areas Act

5.12 The Site is located within the Primrose Hill Conservation Area and is within the setting of nearby statutorily listed structures, buildings and a park. Consequently, it will be necessary to *'pay special attention the desirability preserving or enhancing the character and appearance of the Conservation Area'* as required by Section 72 (1) of the Planning (Listed Building and

Conservation Areas) Act 1990. As the Site falls within the visual catchment of these assets, appropriate consideration of potential impact to the setting is required.

Relevant Policies

5.13 Camden Local Plan 2017

H3 Protecting Existing Homes

A1 Managing the Impact of Development

A3 Biodiversity

D1 Design

D2 Heritage

Camden Planning Guidance

CPG1 Design (updated March 2018)

CPG3 Sustainability (updated March 2018)

CPG6 Amenity (updated March 2018)

CPG7 Transport (September 2011)

CPG8 Planning Obligations (updated March 2018)

CPG Amenity March 2018

CPG Housing (Interim) March 2018

Primrose Hill Conservation Area Statement 2000

London Plan 2016

NPPF 2012

6.0 DESIGN DEVELOPMENT and BACKGROUND

6.1 Consented Applications 2018/2225/P and 2018/2342/P proposed to lower the Lower Ground Floor level of the building and proposed to replace the two existing sash windows with casement doors. The reasoning for this was described in the Design and Access Statement of the above applications and extracted as follows:

“Currently access into the courtyard is through raised sash windows which means that this potential area of outdoor amenity is hugely underused. Currently the awkward access means it is only used to service this area (and clear rubbish discarded by passers by) and therefore it has an underused and uncared for appearance. The proposal is to make the space more usable for the owners, thereby increasing their amenity area (both visual and usable). It is therefore proposed to landscape this area, centred around a mature specimen tree, which would enhance the amenity for the owners but also the visual amenity to the wider conservation area. To enable reasonable access it is proposed to lower the cill height of the existing window openings and create casement doors to match the style of the existing sash windows. These opening are not visible from the conservation area and therefore have no impact upon it. However the inclusion of a specimen tree would have a positive effect on the wider conservation area.”

The principle of replacing the sash windows with doors was accepted by the LPA and approved.

6.2 The approval of the detailed design of the doors was subject to further conditions of the two consents.

6.3 Prior to submitting the applications to discharge the conditions further advice was sought from the LPA. This approach was not part of a formal application, but an informal pre-application request seeking to clarify an acceptable detailed design.

6.4 The request took the form of an email, dated 26 March 2019 with an attached Design Statement *Proposed Casement Doors to Front Lightwell dated March 2019*. The statement proposed two possible design options. The email is attached at Appendix A and the Design Statement is attached at Appendix B.

6.5 Since the approval of 2018/2225/P and 2018/2342/P it had become clear that large single casement doors, as initially outlined in these applications, was problematic. The Design Statement in Appendix B describes the issues but essentially these doors are to provide access for a secure external children’s play area however it was clear that each door would be over 1.3m

wide and the impracticalities that they would entail particularly for small children to operate. Two sets of double doors are considered to be a much more suitable option and one that already exists in the buildings front elevation, at first floor level, and also at lower ground floor level (rear elevation). Therefore based on these two existing examples two options were proposed in the Design Statement with Option 1 being the applicant's preferred option.

Option 1 consisted of

- (a) Fixed three panel fan light. This would echo the replaced sash window at high level and match the approved ones at first floor.
- (b) Solid timber lower section to the doors marking the line where the original window cill was positioned.

6.6 The advice received from the LPA, dated 11 April 2019, is attached at Appendix C and confirmed as follows,

"Catherine and I reviewed the options that you have submitted as part of document "Proposed casement doors to front lightwell) dated March 2019 and we believe that option 1 would provide the better solution. As the fan light windows are probably the only section of the doors that would be visible from street level it would be better if they were similar in terms of the glazing bar details as the windows above at ground and first floor level."

6.7 Based on this confirmation, Approval (Discharge) of Detail applications 2020/1713/P and 2020/1714/P were subsequently submitted, using the design of Option 1 for the double doors.

6.8 However in an email, dated 17th August 2020, the LPA (prior to determination), whilst accepting that advice had been previously provided in April the previous year, gave the following comments. The comments below (in italic) have also been annotated with responses (in bold).

"The original permission for the replacement of the windows with doors at lower ground floor level on the front elevation required the detailed design/fenestration pattern of the approved doors on

the basis that they were as close a match as possible to the small-paned sash windows which are/ were in situ.”

“It is not clear whether this design of doors is not implementable because their height will make them too heavy or whether it is to do with the high ratio of glass to frame? Is it not possible to implement the approved design but using some form of mechanical/electrical mechanism? There are many cases of large glazed doors to be found in large-scale buildings which are openable through the use of ironmongery tailored to their specification – not only in large domestic buildings but also in palmhouses and conservatory structures.”

(Response - it is the overall size of 2.7m high x 1.3m wide, subsequent weight, and associated door swing that would be impractical for a child to operate on a regular basis. It is agreed that large doors may appear in large-scale buildings, like palmhouses and conservatories but proportionally these doors would likely be taller (serving a specific function). On a terraced Victoria house like the application property a more human scale door would be considered appropriate.)

We might find it preferable to retain the existing approved window pattern and substitute the timber frame with a steel Crittall-style frame detailed as closely as possible to the timber and painted white to match other windows, which may turn out to be more implementable and has been employed in historic buildings. Another option might be to have the lower section of the doors constructed from a solid panel either made of timber or steel, allowing the upper panels to remain as consented – this would work on the basis that the upper sections would only be visible from the street.

(Response - replacing the frame with a painted steel or Crittall type-frame door is not considered sympathetic with the existing timber framed fenestration and does not address the problem of at the large cumbersome door size, weight and associated swing.)

I appreciate that advice was provided on the 2 options that have been included in the design and access statement. However there is still concern that the incorporation of a fanlight to reduce the door height detracts from their overall appearance and appropriateness in this setting at the front of the house, especially as the upper section is likely to be visible from the street. The fanlight and its framing draws attention to the doors, whereas the approved design was intended to minimise their impact. The introduction in both instances of double-leaf doors also raises concerns as it detracts from the visual impact – whilst there are double doors at first-floor level, this is more traditional where you have an historic balcony screen, but it is not the tradition at basement level where you would normally have sash windows.

(Response - This appears to be a complete U-turn on the previous LPA advice in April 2019 where the fan light was encouraged as a positive addition. The incorporation of a fanlight was, not to reduce the door height, but included due the earlier advice received from the LPA which encouraged the use of a 3 section fanlight to provide a similar detail at high level to other fenestration in the elevation. Subsequent to the email of 17 August 2020 the applicant offered to remove the fanlight from the design and, indeed, asked whether the LPA could suggest a double door design that would be preferable.)

It is noted that Option 1 takes its fanlight detail from the first floor windows, but also note the first floor window design shown on the latest set of drawings has changed with a single rather than a double row of small panes – is this something that is being applied for as an amendment, which also needs comment? It is considered the approved double row fits in better with the established 6 over 6 pattern of the sash windows both in this house and in neighbouring properties. As stated above, the fanlight element does not work even though in this option it is divided into three to reflect the sash window pattern, but the introduction of a thicker horizontal component to create the door frame and the introduction of a central vertical member by the installation of double doors is a further departure from the traditional sash window pattern.

(Response - The reduction of the fanlights, at first floor level, was previously approved as part of application 2018/2225/P. The applicant offered to remove the fanlight which would have removed the thicker horizontal component forming the top of the door. The central vertical member of the proposed doors has been reduced to the minimum possible to accommodate a locking mechanism. It is not however accepted that a central vertical member, as seen at first floor level, would be visually more detrimental than an awkwardly proportioned oversized single door leaf which incorporates a sash window pattern)

Option 2 is an even greater departure visually from what has been approved because the fanlight is one large piece of glass and the double doors create a smaller scale than is fitting to this grand house by being heavily subdivided by glazing bars.

(Response - Option 2 copies the design of the existing double door at the rear of the property but Option 1 was always the preferred option)

On this basis , it is recommended that the best way forward is to look at the above suggestions relating to ironmongery options, the incorporation of solid lower panels to single doors and the potential to use a steel rather than a timber frame. The other option is to retain sash windows in this location.

(Response - it is maintained that timber framed double doors are more sympathetic to the existing building and provide a more practical solution)

6.9 However, in order to ensure that these applications which was also addressing a number of other conditions, was not refused, a preferred single leaf design, as advised by the LPA, was submitted by the applicant and the application approved and all the conditions discharged.

6.10 However the applicant feels very strongly that, for the reasons outlined in Section 7 below, that the proposal for two sets of double doors, at lower ground floor level, is a highly reasonable

request, conducive and practical to how the family wish to occupy the house and, most importantly, does not have a detrimental impact on the wider Conservation Area.

6.11 As part of this application, and for clarification, the following drawings are included in the application

DWG 002 Elevation showing the existing windows prior to their removal.

DWG 003 Elevation showing the consented single leaf doors

DWG 004 Elevation showing the proposed double door design

7.0 DESIGN JUSTIFICATION FOR DOUBLE DOORS

7.1 Concealed from View from the Conservation Area and The Introduction of Fixed Fanlights

- The existing windows and proposed doors in question are concealed from view from the Conservation Area by the fact that the sit a storey below street level and furthermore, at street level, there is a densely planted 1.8m high evergreen perimeter hedge that further conceals the window and the light well from view from Albert Terrace and the wider Conservation Area.
- It is however acknowledged that if someone passed very close to the front of the wrought iron gates that they may be able to glimpse the top of these openings from an oblique angle through the iron posts. However any view of the openings is momentary and is not considered to materially impact the Conservation Area.
- In spite of the fact that this is only a glancing oblique view, the application wished to address concerns about this view, and as previously encouraged by the LPA (see para 6.6), proposed the installation of a fixed 3 section fanlight over the door (which copied the upper detail of the previous sash window). From the road you would glimpse what would appear to be the top of a sash window and this appeared to be positive solution.
- The existing double doors at first floor level have been approved to have their fanlights reduced from the existing 3 over 3 panelled fanlight, (which you can still see in the cover photograph at

the front of this statement) to a single row of 3 glazed panels. The proposed double doors at lower ground floor level copy this approved detail of a single row of 3 glazed panels in the fanlight.

- In any case, it is not conceded that the design of the double doors is one that would provide a negative impact on the Conservation Area even if they were more visible. Again it is noted that the proposed design takes its proportions, including an approved fixed 3 section fanlight, from the visually prominent double glazed doors at first floor level in the front elevation. The proposed design is therefore considered sympathetic and in keeping with the building.
- It should also be noted that, whilst the building is located in a Conservation Area, in itself, it is not deemed to be of exemplary “historic interest” and therefore is not Listed. Therefore sympathetic alterations to a concealed subterranean elevation would not seem unreasonable.

7.2 Replacement of Non Historical Fabric

- In 2003, consented application 2003/2623/P approved the replacement of all the windows in the property. All have been constructed from a single double glazed unit with glazing bars applied over. Therefore none of the existing doors and windows at the property comprise of original, or historic, fabric. It is not known if the 2003 design for the current sash windows are a faithful copy of the original historic window design. Therefore the LPA’s emphasis on copying the 2003 approved sash design seems unnecessarily rigid.

7.3 Doors Designed to Match Existing Doors in the Property

- In principle the LPA has agreed that the sash windows can be replaced with casement doors and consented to a design, albeit single leaf doors. The difference is that the applicant wishes for manageable double doors and not a single leaf casement that is 1.34m wide. This current position of the LPA stems for the fact that they wish for the doors to mimic as closely as possible the replaced sash windows and therefore the principle of any vertical division would compromise that view. However a casement door, with a floor level cill, will always appear as an opening door and can never ‘pass’ visually as a sash window. It therefore seems more appropriate that if the replacement of an external window to a door is approved, in principle,

then the guiding design should try and match, as sympathetically as possible, existing door designs within the existing elevation, and not the proportions of a replaced sash window. In other words it is considered more beneficial to have a double door that appears like other doors in the elevation than hybrid design door that is proportioned to look like an absent sash window.

- The proportions of a single leaf door within the existing opening are considered awkward and not in keeping with the rest of the building. The door width is large for a door only circa 2.7m high. The LPA had suggested that such wide single leaf doors can be seen on palm houses and conservatories but these doors would likely be much taller to suit their function

7.4 Practical Use of the Family Property and Amenity

- The purpose of replacing the windows with doors was to provide easy managed access to the front light well so that this could be transformed from a disregarded area into a useable courtyard play area and amenity space for the young children in the family. The primary reason for proposing the double doors is that the room adjacent to the doors is a playroom and the applicant wanted her small children to be able to safely operate the doors if they wanted to go out into the light well (which is a safe and protected outdoor space). Therefore it would seem reasonable (given that the doors do not materially impact the Conservation Area and that their proposed design, is considered sympathetic to the existing fenestration of the house and matching in style to those at first floor level) that a double door configuration provides the best practical solution for the family. Indeed having practical double doors may make the difference from the potential amenity of the front light well being utilised or not. Therefore the doors are an important factor in maximising the amenity of the property.

7.5 Precedents

- The LPA advised that French doors *“are not normally found at basement level”* and this may or may not be the case in the turn of the century properties when constructed however many of the villas fronting Primrose Hill now have French doors in the lower ground floor level allowing for access to rear gardens or front light wells. I cannot comment on whether these are consented alterations or not and, for obvious privacy reasons, cannot take photographs of these examples. However modern day living in period homes often means that many families

choose to make the lower ground floor into family rooms (a functional departure from Victorian use). The rooms are often darks they are subterranean, and therefore double doors provide both light to these rooms and practical family access from these rooms to external spaces. These days french doors onto subterranean light wells in Victorian properties is common place throughout London. This application, whilst maintaining the integrity of the historic elevation, acknowledges that the property is also a home to a young family that requires practical solutions for their intended use of the building which is why the application, despite the previous advice, is asking the LPA to consider a double door solution as access to the front light well.

7.6 Detailed Door Design

- Assurance has already been made, on the approved applications, that the fabric of the doors would be made from painted sustainable hardwood to match the existing fenestration. Such an assurance would also form part of this application.
- All glazing and window bar proportions will match that of the french doors at first floor level.
- The purpose and design of the fixed fanlight has been discussed above.
- Originally a fully glazed door was proposed in order to identically match the french doors at first floor level however the LPA advised that the original window cill location should be reflected in the door design which is why the lower section of the door is proposed as a solid painted timber panel. Please note that this application would also happily accept and revert back to a fully glazed, timber framed door design for the double doors, if the LPA was so minded to agree.
- The proposed detailed design of the double doors would, apart from the solid timber panel, match exactly the proportion of the double doors at first floor level (with their approved narrowed fanlight). It therefore seem unreasonable to refuse a design for two sets of double doors at lower ground floor level that can currently be seen in double doors at first floor level, in a much more prominent location.

- It should also be noted that access from the lower ground floor level can currently be made into the rear light well and onto the rear garden through a pair of glazed double doors. There are therefore three existing examples of glazed double doors already in the elevations of the property.

8.0 CONCLUSION

9.1 This combined Planning & Heritage Statement and Design & Access Statement has been prepared on behalf of Mark Golinsky in support of a planning application for minor alterations to an existing family dwelling located at 6 Albert Terrace, London NW1 7SU.

9.2 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act, the application proposals comply with the Development Plan, including relevant policies from the London Plan, core Strategy and development Policies and Local Plan.


9.3 It was understood by the applicant that the proposed double door designs were agreed and approved by the LPA in April 2019 as part of an earlier application.

9.4 This application believes that the proposal is reasonable, conducive and practical to how the family wish to occupy the house and, most importantly, is not considered to have a material impact, let alone a detrimental impact, on the wider conservation area.

9.5 Despite the location being subterranean and widely concealed from the Conservation Area the design has been development to produce the most sympathetic door design to the building and to match the existing fenestration and door designs.

9.6 It is therefore duly requested that the proposals that constitute this application be consented.

APPENDIX A - Email to LPA, dated 16th March 2019

From: Humphrey Kelsey humphrey_kelsey@icloud.com 
Subject: 6 Albert Terrace - 2018/2225/P - Discharge of Condition 4
Date: 26 March 2019 at 12:35
To: Quigley, Elaine Elaine.Quigley@camden.gov.uk
Cc: humphrey Kelsey humphrey@humphreykelsey.com, Sidney Smith sid@sidsmithprojectmanagement.com



Hi Elaine

6 Albert Terrace - 2018/2225/P - Discharge of Condition 4

Sorry to be sending you more emails but I would love your advice.

I have been working through Condition 4 of the above application and there is one window proposal that is problematic for the owners. So before I submit via the planning portal I thought that I would try and get Catherine's and your input so as to save time later.

It concerns the proposed casement doors onto the front light well. Do you remember them? I have attached a PDF note which should hopefully clearly explain the issue, my review and the proposed revised to these doors. Please note the revised design keeps the solid lower panel to the doors that Catherine has advised. Personally I think the design is much improved.

If you are happy with this amendment I will include in my Approval (Discharge) of Conditions application.

Of course I would be very happy to chat through face to face if you had 5 minutes.

Thank you

Best

Humphrey

****PLEASE NOTE MY NEW EMAIL ADDRESS****

HUMPHREY KELSEY

07977 454 885

humphrey@humphreykelsey.com

www.humphreykelsey.com

HUMPHREY KELSEY | ARCHITECTURE
4 PRIMROSE HILL STUDIOS FITZROY ROAD LONDON NW1 8TR +44 (0)20 7483 4746



Design
Statem...ell.pdf

APPENDIX B - Design Statement - Casement Doors Front Lightwell

APPLICATION 2018/2225/P

DESIGN STATEMENT
PROPOSED CASEMENT DOORS TO FRONT LIGHTWELL
March 2019

6 ALBERT TERRACE, LONDON NW1 7SU



Prepared by

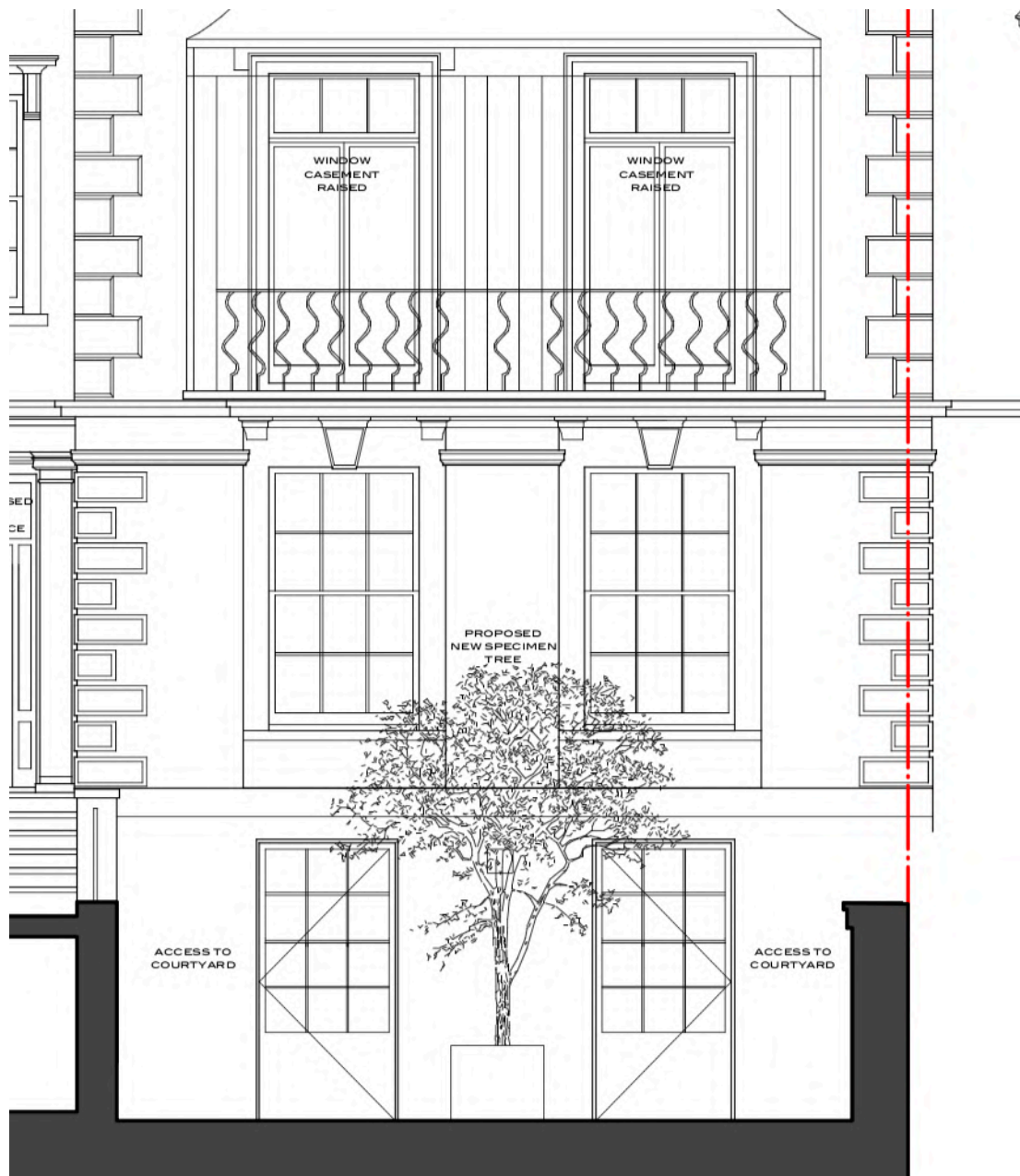
Humphrey Kelsey

4 Primrose Hill Studios
Fitzroy Road
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on Behalf of

Mark Golinsky

1.0 CURRENT PROPOSAL IN THE DRAFT CONSENT



2.0 REVIEW

On a detailed review a number of issues have arisen with the current design which are problematic:

1. The existing reveal is 1.34m wide! (ie very wide for a single door).
2. The proposed doors would be so wide that they could not be easily operated by members of the family.



3. The door swings internally would also require a large amount of space in which to operate therefore seriously restricting the use of the adjacent room.
4. The size of the doors would likely prohibit regular use of the lightwell (as additional amenity) which was the driving force behind the proposal for casement access.

3.0 DESIGN SOLUTION

I then wondered how the proposal be treated in order to avoid the above issues but at the same time ensuring that a solid lower panel, as advised by the Catherine Bond, could be retained. The answer was really staring me in the face as this was a problem that the existing building fenestration has already addressed. It has been resolved in two ways so there are two options available as follows:

Option 1

In the front facade, at first floor level, there are casement double doors which have the thin glazing bars removed but retain a 3 panel fixed top light. Pictured below



Option 2

In the rear facade at lower ground floor (at the other end of the room to the problematic casements) there are casement double doors which retain small glazing bars with a two panel arrangement in each door and with a fixed light over. The doors also have a solid lower section. Pictured below



I believe that both options would work however our preferred option would be to 'borrow' the casement design in the front facade at first floor level (Option 1). As mentioned in the original application the doors cannot be easily seen from the road and only the very top section might be seen if someone stood on the low boundary wall - a fixed top window in the design may therefore also be useful in giving the impression that the hidden fenestration below is a window and not a door. I have drawn both for your consideration.


Option 1



Option 2



APPENDIX C - LPA email advice, dated 11th April 2019

From: Quigley, Elaine Elaine.Quigley@camden.gov.uk 
Subject: RE: Thanks for the chat!
Date: 11 April 2019 at 14:28
To: humphrey Kelsey humphrey@humphreykelsey.com

EQ

Thanks Humphrey. It was nice to talk to you yesterday.

Catherine and I reviewed the options that you have submitted as part of document "Proposed casement doors to front lightwell) dated March 2019 and we believe that option 1 would provide the better solution. As the fan light windows are probably the only section of the doors that would be visible from street level it would be better if they were similar in terms of the glazing bar details as the windows above at ground and first floor level.

I hope that this helps.

Kind regards

Elaine

--

Elaine Quigley
Senior Planner

Telephone: 020 7974 5101



From: humphrey Kelsey <humphrey@humphreykelsey.com>
Sent: 10 April 2019 11:41
To: Quigley, Elaine <Elaine.Quigley@camden.gov.uk>
Subject: Thanks for the chat!

Best

Humphrey

****PLEASE NOTE MY NEW EMAIL ADDRESS****

HUMPHREY KELSEY

07977 454 885

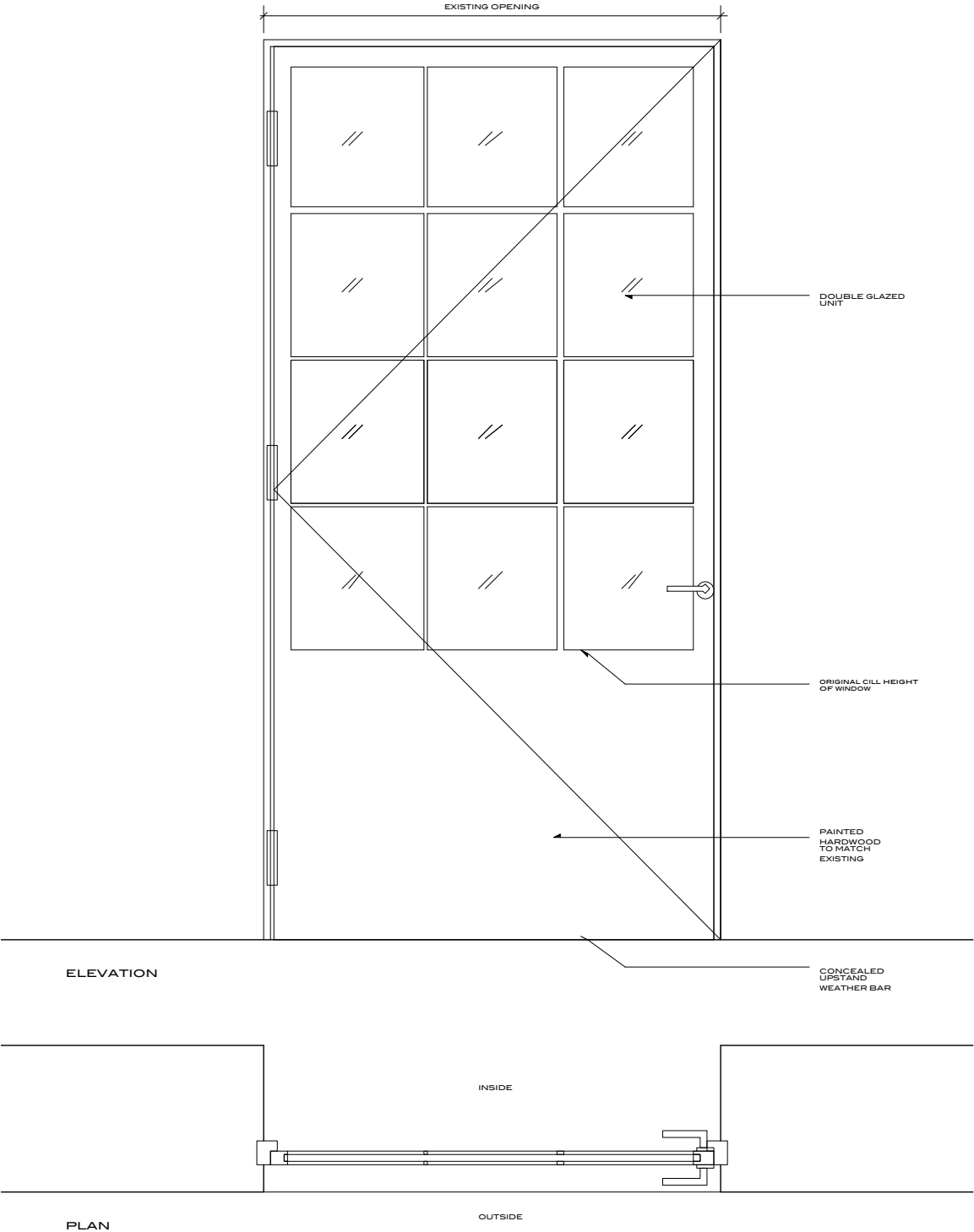
humphrey@humphreykelsey.com

www.humphreykelsey.com

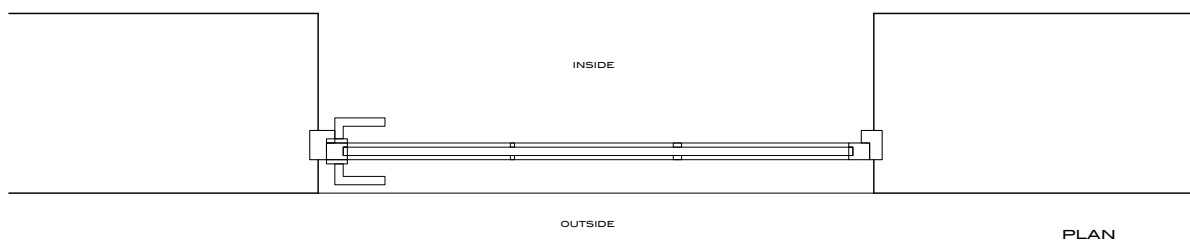
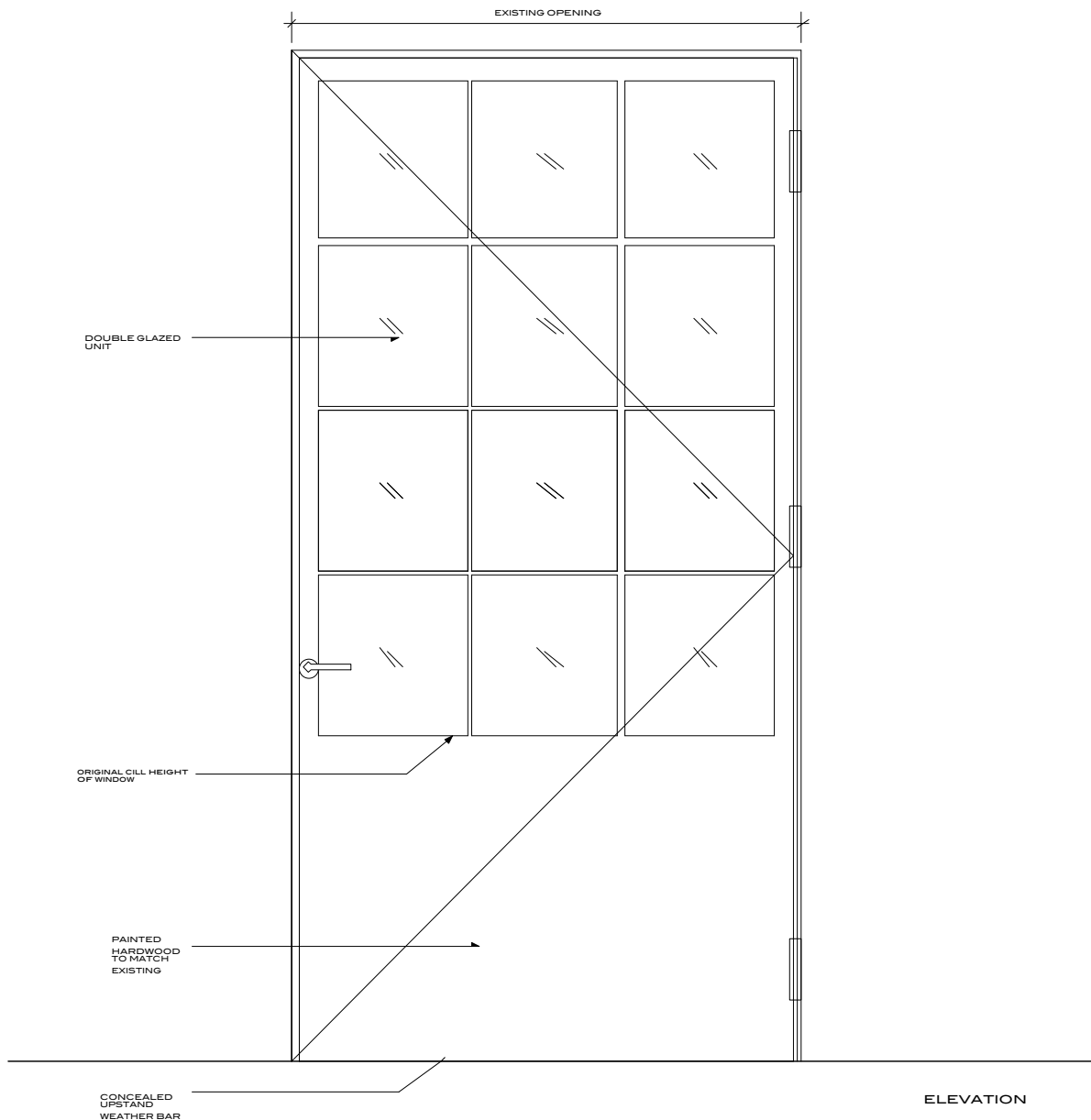
HUMPHREY KELSEY | ARCHITECTURE
4 PRIMROSE HILL STUDIOS FITZROY ROAD LONDON NW1 8TR +44 (0)20 7483 4746

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APPENDIX D - Consented Single Leaf Door 1:10

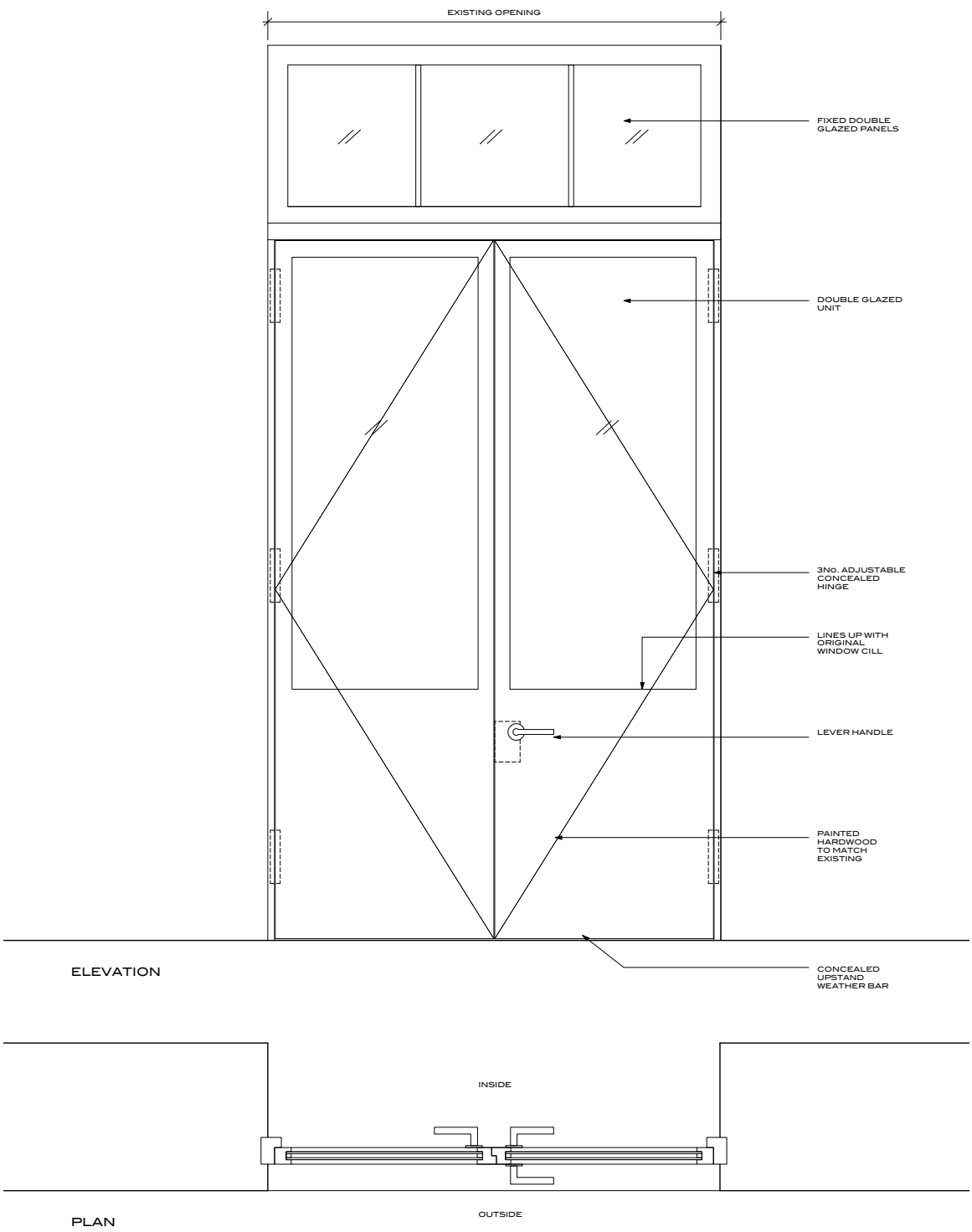


REVISIONS			NOTES		HUMPHREY KELSEY ARCHITECTURE		
					6 ALBERT TERRACE		
					CASEMENT DOOR		
					LOWER GROUND FLOOR FRONT LIGHTWELL		
					FRONT ELEVATION		
					FOR PLANNING		
					WLG.01		
					A		



REVISIONS				NOTES		HUMPHREY KELSEY ARCHITECTURE		
						6 ALBERT TERRACE		
						CASEMENT DOOR		
						LOWER GROUND FLOOR FRONT LIGHTWELL		
						ELEVATION		
						FOR PLANNING	110	
							WLG-02	A

APPENDIX E - Proposed Double Door 1:10



REVISIONS	NOTES	HUMPHREY KELSEY ARCHITECTURE
		6 ALBERT TERRACE
		CASEMENT DOOR
		LOWER GROUND FLOOR FRONT LIGHTWELL
		FRONT ELEVATION
		FOR PLANNING
		WLG. 01&02/1