

APPEAL - STATEMENT OF CASE
JANUARY 2021

6 ALBERT TERRACE, LONDON NW1 7SU



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on Behalf of

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1.0 STATEMENT

1.1 The householder application, 2020/4297/P, sought planning permission for the following

“Installation of new timber framed glass double doors at lower ground floor on the front elevation of the single family dwelling”

1.2 No objections were received during the application. The Primrose Hill Conservation Area Advisory Committee also confirmed that they had no objections.

1.3 The LPA has failed to give notice of its decision within the appropriate period on an application for permission or approval.

1.4 The detailed justification for the glass double doors is extensively covered in the combined Planning and Heritage Statement & Design and Access Statement, dated September 2020 which accompanied the original householder application. In the absence of the LPA's determination, this combined statement still provides the primary case for this appeal.

1.5 It should be noted however that prior to the submission of application 2020/4297/P, the LPA, as part of separate consultation, did indicate that they might not support an application for double doors. Their reasons for this, highlighted in an email dated 17th August 2020, were extracted, scheduled and counter argued in the Design and Access Statement.

1.6 Family Amenity and Practicality

The LPA has approved a single casement door design to replaced each sash window at Lower Ground Floor Level. However with the structural opening at over 1.3m wide a single casement door is not practical for use and in particular is not practical for use by small children. It is intended that the front light well be used as an outdoor family amenity area and the applicant is concerned that if the doors are not practical this amenity will never be utilised. Additionally such large door swings would materially impact the amount of usable space that the front light well

could afford the family. Two sets of double doors, in a similar design to those found in the front elevation, at first floor level, would appear to be a far more practical and usable solution.

1.7 Conservation Area

The Site is 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. Consequently, it is 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.

The proposed doors are at lower ground floor level visually concealed within a lowered light well behind a large retaining wall and evergreen planted hedge. The proposed doors are concealed from the surrounding Conservation Area. The LPA has approved single casement glass doors to the development, however and assuming the LPA does not support the application, we fail to see how single casement doors, and not double doors, preserve and enhance the character and appearance of the conservation area. It is also noted that within the terrace of buildings along Regents Park Road, (identified as providing a positive contribution to the special character and appearance of there area) that are multiple examples of timber framed glass double doors at lower ground floor level. See Paragraph 1.8, Appendix A and Appendix B.

1.8 Precedents within the Adjacent Conservation Area

The Conservation Area has many examples of timber framed glass double doors at lower ground floor level and within the front elevation. For the purpose of this appeal we have identified those which appear in similar large villas in the adjacent Regent's Park Road. Appendix A locates them on a map and Appendix B shows photographs of these numerous examples.

1.9 Recently Approved Precedents within the Adjacent Conservation Area

Recent approved applications within the Conservation Area, which include french doors replacing sash windows in the front elevation at lower ground floor, are shown below. Indeed as recently as 2017 consent was granted for lower ground floor double doors at 38 Regents Park Road - a property within 50metres of the application site.

38 Regents Park Road

Application 2016/0279/P

Approved drawings shown in Appendix C

54 Regents Park Road

Application 2015/2786/P

Approved drawings shown in Appendix D

178 Regents Park Road

Application 2015/0386/P

Approved drawings shown in Appendix E

An extensive audit of all recent applications was not be carried out but it is assumed that there are likely to be more approved examples of double doors.

1.10 Design

The design of the proposed doors, follows the design of that at first floor level, and is therefore considered in keeping with the existing fenestration of the building. A fixed 3 section fanlight over the doors has been introduced to ensure that the proposed glazed installation would still reference the original sash window at high level.

1.11 Conclusion

There are multiple examples of glazed timber framed double doors at lower ground floor level within the Conservation Area and within very close proximity to the application site. There are multiple examples of consented glazed timber framed double doors at lower ground floor within the Conservation area. The doors are not materially visible to the wider conservation area and in any case the design is considered to be sympathetic and in keeping with the existing fenestration.

We therefore kindly ask that the appeal decision supports and approves the proposal for glazed timber framed double doors at lower ground floor.