



Appeal Decision

Site visit made on 27 April 2021

by J Ayres BA Hons, Solicitor

an Inspector appointed by the Secretary of State

Decision date: 10 MAY 2021

Appeal Ref: APP/X5210/W/21/3266341

6 Albert Terrace, London NW1 7SU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr M Golinsky against the Council of the London Borough of Camden.
 - The application Ref 2020/4297/P, is dated 2 September 2020.
 - The development proposed is timber framed glass double doors to replace the approved single leaf door design at lower ground floor, adjacent to the front light well.
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Decision

1. The appeal is allowed and planning permission is granted for timber framed glass double doors to replace the approved single leaf door design at lower ground floor, adjacent to the front light well at 6 Albert Terrace, London NW1 7SU in accordance with the terms of the application, Ref 2020/4297/P, dated 2 September 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 000; 002; 003; 004; 005; 006; The Planning and Heritage Statement and the Design and Access Statement prepared by Humphrey Kelsey dated September 2020; Examples of double French doors in adjacent properties to the application site.
 - 3) 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 plans.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area having particular regard to its effect on heritage assets.

Reasons

3. The dwelling subject to the appeal is within the Primrose Hill Conservation Area (Sub-Area 1) (the CA). This sub area is characterised by a low density of development and abundant vegetation with a large number of mature street trees and private trees to garden areas creating green corridors to the principle

roads. The significance of the CA is experienced in the way that these roads are dominated by large villa style properties that are set back from the highway and surrounded by substantial garden spaces.

4. The appeal dwelling is an Italianate Villa, which is a form of building that dominates the principal and secondary roads within Sub-Area 1 of the CA, and in doing so contributes to the significance of the CA. It is decorated with Stucco plasterwork, which again is a characteristic of the villas within the area. The windows are well defined with projecting surrounds with decorative keystones and heads, projecting cills and hoods and console brackets. 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. 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.
5. The windows and proposed doors in question are concealed from view from the CA insofar that they sit a storey below street level, however they would be visible in passing should one directly look down towards them. The design of the doors would take their proportions from the visually prominent double-glazed doors at first floor level in the front elevation and include a fixed 3 section fanlight over the door. Not only would this give the appearance of the traditional window formation for passing views, but it would also reflect the established fabric of the building. Therefore, both the fixed 3 section element and glazed doors would respect and be sympathetic to the host dwelling and the significance of the CA.
6. Accordingly, I find that the proposal would reflect the defining characteristics of the CA which is found in the dominance of the villas and their intricate design and detailing. It would comply with policies D1 and D2 of the Camden Local Plan 2017 which collectively require development within conservation areas to preserve the character of the area and historic environment.

Conclusion and Conditions

7. I have found that the proposal would comply with the development plan. There are no material considerations which lead me to conclude that a decision should be made other than in accordance with the development plan and therefore the appeal should succeed.
8. I have included a condition specifying the plans for certainty. I have imposed a condition relating to materials to ensure that the development preserves the character of the area.
9. For the reasons above and having regard to all other matters raised in conclude that the appeal is allowed, and planning permission is granted.

J Ayres

INSPECTOR