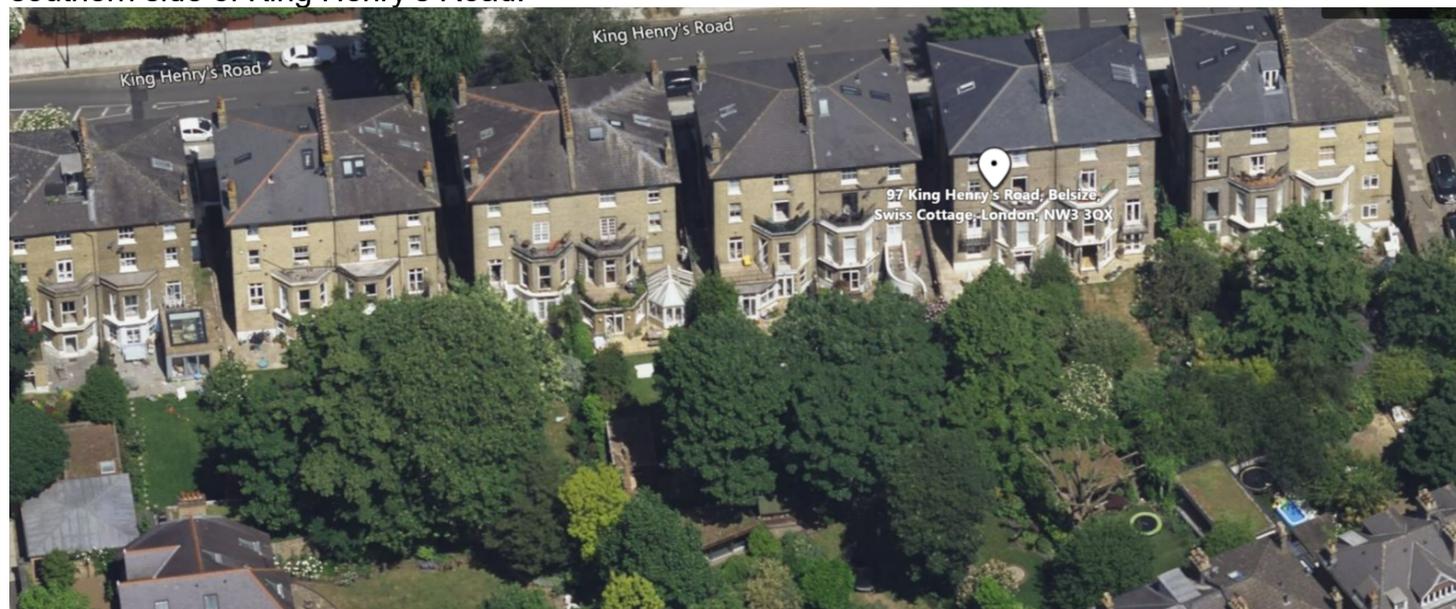


Delegated Report		Analysis sheet		Expiry Date:		21/01/2022	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Fast Track TC				2021/5791/P			
Application Address				Drawing Numbers			
Flat Ground Floor 97 King Henry's Road London NW3 3QX				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Widening of existing doorway and insertion of a door at rear first floor level.							
Recommendation(s):		Refuse planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 08/04/202 which expired on 09/05/2022.					
CAAC/Local groups* comments: *Please Specify		The Elsworthy Conservation Area Advisory Committee objected on the following grounds: "The proposed increase in the width of the existing opening makes the window too wide, out of scale with the building and is too close to the bay window. Object to the use of metal windows in the Conservation Area."					

Site Description

The property is not listed, but is a positive contributor to the Elsworthy Conservation Area. . It is a four storey semi-detached property which forms part of a group of properties of similar appearance on the southern side of King Henry's Road.



Relevant History

97 King Henry's Road

34038 - Alterations to form a self-contained flat on the ground floor – **Granted** 09/06/1982

95 King Henry's Road

2014/4024/P - Excavation of coal cellar and enlargement of basement with new access door, replacement and alterations of all windows with new door to side elevation. Installation of metal balcony to rear at garden level and use of flat bay roof as 1st floor terrace. – **Granted** 03/11/2014

2014/7854/P - Discharge of condition 4 (structural engineer's report and building control approved surveyor) granted under reference 2014/4024/P dated 03/11/14 (for the enlargement of basement, alteration to windows and creation of a first floor terrace) - **Granted** 06/02/2015

2014/7855/P - Discharge of condition 5 (tree protection plan) granted under reference 2014/4024/P dated 03/11/14 (for the enlargement of basement, alteration to windows and creation of a first floor terrace). – **Granted** 16/07/2015

99 King Henry's Road

31250 - Change of use including works of conversion to form four self-contained flats. – **Granted** 21/01/1981

2021/3177/P - Proposed internal alterations to create an additional bedroom. **Granted** 31/05/2022

Relevant policies

National Planning Policy Framework 2021

London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

CC1 Climate change mitigation

Camden Supplementary Planning Guidance

CPG Design 2021 Chapters 1 (introduction), 2 (Design Excellence), 3 (Heritage)

CPG Amenity 2021 Chapters 1 (introduction), 2 (Overlooking, privacy and outlook), 3 (Daylight and Sunlight)

CPG Home Improvements 2021 Materials and External Alterations.

Elsworthy Road Conservation Area Appraisal and Management Strategy July 2009.

Assessment

1. Proposal

- The original proposal was for the removal of the existing metal balcony to be replaced with a new balcony and glass balustrade. Widening of existing door opening and new glass doors. It was also proposed to insert a glazed Juliette balcony into the central window of the first floor rear bay. After some negotiation it was agreed that the proposal for the removal of the metal balcony and the installation of a new glass balustrade was not acceptable and the proposal was revised to the widening of the door opening to accommodate for a new concertina door. The retention of the balustrade and the removal of the Juliette balcony was a significant improvement to the proposal.

2. Assessment

2.1 The principal material considerations to the determination of this application are summarised as follows:

- Design & Conservation
- Amenity

3. Design & Conservation

3.1 The Council's design policies are aimed at achieving the highest standard of design in all development. The following considerations are contained within policy D1 and are relevant to the application: development should consider the character, setting, context and the form and scale of the neighbouring building and the quality of materials to be used. Within a Conservation Area or adjacent to one, it is considered development should reinforce those elements which contribute to and create the character, in line with policy D2.

3.2 The host building is part of a row of semi-detached buildings which the Elsworthy Conservation Area Statement refers to as positive contributors to the conservation area (numbers 91-113).

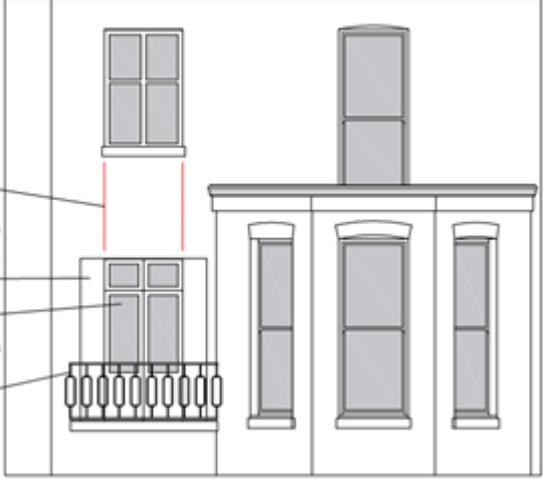
3.3 The proposals relate to an existing opening to the side of the bay window. The opening is currently French doors which open out onto the balcony. The proposal involves the widening of the door frame and the installation of a concertina door to allow for the opening of the door into the living room.

glazed section
v door with
w above and

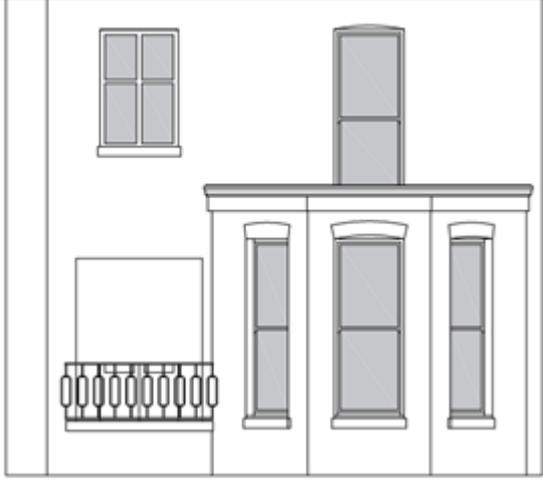
side panels with
t&g boards
id satin white to
existing

d section to
proportions of
g double doors

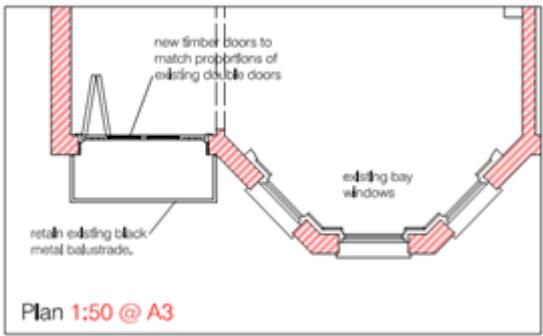
existing black
balustrade.



Doors Closed 1:50 @ A3



Doors Open 1:50 @ A3



Plan 1:50 @ A3



SK - 4 August 21
37 King Henry's Road
Proposed Balcony

The proposed door visually features four panels, two wooden panels either side and two central glazed panels. The glazed elements would align with the width of the windows above. However, it would operate as a concertina doors with two panels (see drawing above). The Widening of the window opening would result in an opening wider than any others on the upper floors of the rear elevation of the property. When closed the window would feature wooden side panels which are not a feature of fenestration in this location. When open the width would appear out of keeping with the fenestration pattern at the property or the row of properties which is largely unaltered at first floor level and above. There is an example of an altered door at number 93 King Henry's Road, but this was not granted planning permission and appears to have been there for a number of years and would be immune from enforcement action. Despite this the terrace remains largely unaltered at this level.

Notwithstanding the concerns raised above the proposed timber material of the windows would be acceptable in terms of design and sustainability.

3.4 CPG Home Improvements states that for traditional buildings, metal railings are preferred as they integrate well with the building's character, are more resilient, require low maintenance and support plants growth. The agreement to retain the metal balustrade was an improvement on the original proposal. CPG Home Improvement goes on to say that glass balustrades could be appropriate for modern buildings with thin frames or frameless.

3.5 Overall the proposed widened concertina door fails to preserve and enhance the character and appearance of the host building, the street scape and the wider Elsworthy Conservation Area.

4. Amenity

4.1 Camden Local Plan policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.

4.2 Due to the minor nature of the proposal, it is not considered that the development would adversely impact upon the amenity of adjoining residential occupiers. The widened opening would

not result in harm to amenity when considering the existing window and balcony in the same location.

5. Recommendation

Refuse planning permission:

Reason for refusal: The proposed door and opening, by reason of its siting, design, width and opening mechanism would fail to preserve and enhance from the character and appearance of the host building and the wider Elsworthy Conservation Area. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.