



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Design and Access Statement:

52A Camden Street, London, NW1 0DX

Proposed Replacement UPVC Windows

On Behalf of Mr Danny Darwish

Drafted by **Planning by Design**

Reviewed & agreed by Applicant **Umar Hanif**

Introduction

Planning By Design (The agent) has been instructed to act on behalf of Mr Danny Darwish (the applicant) to submit a planning application to the London Borough of Camden Council (the Planning Authority) for proposed replacement UPVC windows at: 52A Camden Street, London, NW1 0DX (the site).

In support of this application, the following Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with National and Local planning policies.

Site Location and Proposed Development

Site Location

The application relates to 52A Camden Street, London, NW1 0DX, which spans across the ground floor of an unlisted residential terraced block. The predominant use of Camden Street is residential, particularly on the side of the street where the application site is located. The most common property type in this street is flat, alike to this application site.

The postcode is within the St Pancras & Somers Town ward/electoral division, which is in the constituency of Holborn and St Pancras.

The site is not a listed building or within a conservation area, there are no other known planning constraints associated with this site.



Figure 1: Site Location Plan (not to scale, see planning drawings and designs)

Proposed Development

The application proposal is sought for the consideration of a replacement of the existing windows on the eastern, western, and southern elevations of 52A Camden Street, which is located on ground floor. The proposal is to replace the existing bay windows on the eastern (frontal streetside) elevation with double glazed UPVC windows, with panes the same as the existing, and to replace the sash windows on the south and west elevation with new timber framed double glazed ones, in the same style and size as the existing. The proposed windows will therefore match the mass, styles, and form of the existing windows. Further information relating to the layout, scale, appearance, and materials are included on the supporting plans and drawings.



Figure 2: Existing and Proposed elevations (not to scale, see planning drawings and designs)

Planning History

None relating to this particular flat address.

Planning Policy and Assessment

The following policy and guidance documents are recognized as primary considerations for the decision of the associated application at the site location

- National Planning Policy Framework.
- National Planning Practice Guidance.
- The London Plan 2021
- Camden Local Plan 2017
- Camden Planning Guidance for Design January 2021

The Camden Local Plan 2017 is currently being updated and under review in public, with the new plan being soon to be drafted. Given the early staged this procedure is at, the emerging

Camden Local Plan, is considered, in accordance with Paragraph 48 of the NPPF; that any new or updated policies of this should carry extremely limited weight in decision making.

The following section evaluates the proposed development in accordance with the relevant adopted policies and Council's supplementary design guidance to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Council's development criteria.

National Planning Policy Framework 2021 (NPPF)

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimizing waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

***Analysis:** The proposal will positively contribute to all three developmental objectives of the National Planning Policy Framework. From a social perspective, the proposal will provide a much-needed replacement windows for the occupants of the dwelling. The proposal will result in no detrimental impact on the character and appearance of the area nor the amenity of adjoining neighbours, given that the proposed new windows will have no greater visual than the impact of the existing, and many neighbours have made identical changes to the proposal, for example at no.48 Camden Street. From an environmental perspective the proposed double glazing will provide a more energy efficient dwelling in line with sustainable development goals 2015, which given the current economic climate, will also benefit the occupants economically.*

Section 12 of the NPPF relates to achieving Well-designed Places which states that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of

sustainable development, creates better places in which to live and work and helps make development acceptable to communities”

Analysis: *The proposal will lead to the creation of a useful and well-designed changes to Flat leading to a functional and habitable home for the occupants of this dwelling and the double-glazed windows will create a more energy efficient home.*

Furthermore, **Section 12** of the NPPF also outlines that.

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

Analysis: *The proposal makes no material change to the amount of existing properties and the new double glazing and new frames will contribute positively to the appearance of the frontal and side elevations of the site.*

- b) are visually attractive because of good architecture, layout and appropriate and effective landscaping.

Analysis: *The proposal will improve the visual amenity of the site, and as the applicants wish to change the windows to an aesthetic like some of their neighbours, there will be no negative impact visually.*

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.

- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.

- f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Analysis: *The proposal considers the importance of well-designed place which would not significantly affect the character of the place in a negative way. It will in fact have a positive impact on the site, by replacing the existing single glazed windows and upgrading their frames.*

Assessment

The London Plan

The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the mayor's vision for Good Growth. Relevant Plan Policies

Policy D4 Delivering good design: 3.4.1 states: The processes and actions set out in the policy will help ensure development delivers good design. The responsibility for undertaking a particular process or action will depend on the nature of the development or plan; however, the outcome of this process must ensure the most efficient use of land is made so that the development on all sites is optimised.

Analysis: *The proposed development will ensure good design as the paint and materials will be in keeping with the character of the local area and the style, materials of the south and east windows will match that of the existing, and the UPVC on the eastern elevation will match other windows in the locality.*

Camden Local Plan 2017

The adopted borough wide Camden Local Plan 2017, is the key strategic planning document used to direct and guide development in the borough.

Section 7 of the City of the Local Plan refers to the "Design and heritage" principles which must be adhered to within the local area, with policy D1 relating specifically to design. It's intent, alongside Camden Planning Guidance for Design (2021) is to preserve the character and appearance of the local area by ensuring high quality design befitting Camden's status. This includes using appropriate materials, scale, orientation, surface treatment, height, massing, sustainable building practices and design which takes into account the local surroundings and preserves what is distinctive and valued about the local area. The Council expects excellence in architecture and design. In relation to local context and character Paragraph 7.2 states:

"The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use;
- inclusive design and accessibility;
- its contribution to public realm and its impact on views and vistas; and

- the wider historic environment and buildings, spaces and features of local historic value”

Analysis: *The proposed development within this application will be in accordance with the above, as it is well designed and complimentary to the character of the site and wider area. The proposal is of an appropriate scale and form befitting of Camden. The contemporary materials used, paint and any surface treatment will match those of the existing windows on the south and west elevation. It is a case of changing the existing glazing and upgrading the frames on the windows to the Western and Southern elevations to bring them up to a higher energy standard, and state of repair. Furthermore, UPVC windows, like those proposed on the eastern elevation, are used locally, and are therefore contemporary, uniform and appropriate, in that they will not erode the character of the parent building and or the local area.*

Policy A1 of the Local Plan 2017 relates to managing the impact of development on amenity of occupiers and neighbours, it states:

“6.3 Protecting amenity is a key part of successfully managing Camden’s growth and ensuring its benefits are properly harnessed. The Council will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts. Visual privacy and outlook

6.4 A development’s impact upon visual privacy, outlook and disturbance from artificial light can be influenced by its design and layout. These issues can affect the amenity of existing and future occupiers. The Council will expect that these elements are considered at the design stage of a scheme to prevent potential harmful effects of the development on occupiers and neighbours.”

Analysis: *The development proposal here is in keeping with the above; as it is simply the replacement of existing windows, it is highly unlikely to have a negative impact upon neighbouring amenity. It will not dominate the site’s character or overdevelop the site. As such, overbearing, overlooking, and overshadowing are not expected to be a significant concern for this development. It will also provide much needed, energy efficient, attractive new windows for the current and future occupiers, thus increasing residential amenity.*

Conclusion

In considering this application, it is hoped that the Planning Authority recognise that the development has been designed and scaled appropriately, in line with the areas and sites existing context.

The proposed new windows represent a minimal development which will not lead to any adverse impact to the surrounding area and will in fact be an improvement on the existing windows. The proposal will be in keeping with the style and character of the local area, with a better practicality than the existing windows. The new frames will also enhance the buildings visual appearance. It is also pertinent to note that multiple neighbours to the site,

have already installed UPVC windows in the locality, and it will thereby not have create an development which is opposing to the current streetscape.

Should the Planning Authority have any queries or concerns relating to any element of this proposal, Planning By Design welcome the opportunity to correspond to any issues prior to the release of any formal decision. We kindly request for the council to view upon this application favourably and issue a timely decision in line with the National Planning Policy Framework.