

PLANNING STATEMENT

TO SUPPORT DEVELOPMENT AT
14. WAVEL MEWS, CAMDEN, NW6 3AB

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1 DEVELOPMENT

THE PROPOSED DEVELOPMENT CONSISTS OF GARAGE CONVERSION INTO HABITABLE SPACE INCLUDING REPLACEMENT OF A GARAGE DOOR WITH WALL WITH A WINDOW

2 SITE LOCATION

THE APPLICATION SITE IS LOCATED ON QUIET MEWS OFF ACOL ROAD, AT THE BACK OF ABBEY ROAD

3 CONSERVATION AREA / LISTED BUILDING

APPLICATION SITE IS LOCATED WITHIN SWISS COTTAGE CONSERVATION AREA. BUILDING BEING SUBJECT OF THIS APPLICATION IS NOT LISTED.

4 SITE DESCRIPTION

THE APPLICATION SITE IS OCCUPIED BY A TWO STOREY SINGLE FAMILY MODERN DWELLING. THIS PART OF SWISS COTTAGE CONSERVATION AREA IS CHARACTERISED BY MIX OF DWELLINGS INCLUDING PERIOD HOUSES, XXth CENTURY BLOCKS OF FLATS AND LATER INFILL/ADDITIONS. APPLICATION BUILDING IS LATE XXth CENTURY MODERN BUILDING WITH FLAT ROOF, PARAPET WALLS, LARGE MODERN WINDOWS, FINISHED WITH SMOOTH RENDER.

5 PROPOSAL

CURRENT PROPOSAL IS TO REPLACE GARAGE WITH A ROOM. EXTERNALLY IT INVOLVES REMOVAL OF MODERN GARAGE DOOR AND INSERTION OF A WINDOW WITH A WALL UP TO CILL LEVEL.

6 MATERIALS

THE PROPOSED WINDOW WILL REPLICATE EXISTING WINDOWS IN TERMS OF MATERIAL (TIMBER), SUBDIVISION, COLOUR AND FRAME DETAILS

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7 HERITAGE CONSIDERATIONS

HOUSE IS LOCATED WITHIN SWISS COTTAGE CONSERVATION AREA, ANYWAY IS A RECENT ADDITON TO ESTABLISHED MEWS.

APPLICATION PROPERTY IS A MODERN HOUSE WITH LARGE MODERN WINDOWS COMPLEMENTING NEIGHBOURHOOD. GARAGE HAS MODERN STEEL POWDER COATED SECTIONAL DOORS, LOST OF THEM WILL NOT BE DETRIMENTAL TO THE CONSERVATION AREA. NEW WINDOW WITH A WALL UP TO CILL LEVEL REPLICATING EXISTING WILL ENHANCE THE CONSERVATION AREA

8 RELEVANT PLANNING POLICY

CURRENT PROPOSAL, IF IMPLEMENTED, WILL NOT HAVE NEGATIVE IMPACT ON THE CHARACTER OR APPEARANCE OF THE AREA.

9 SUMMARY AND CONCLUSIONS

THIS PLANNING APPLICATION SEEKS PERMISISON FOR GARAGE CONVERSION

PROPOSED MATERIAL USED EXTERNALLY FOR THE PROPOSED GARAGE CONVERSION WILL ENHANCE SWISS COTTAGE CONSERVATION AREA

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