

## Introduction

This heritage statement is prepared by AK Studios Architects to support the full planning application for 4 St Paul's Mews, NW1 9TZ. 4 St Paul's Mews is located in Northwest London in the London Borough of Camden.

4 St Paul's Mews is not a listed building, but lies within the Camden Square Conservation Area. The Camden Square Conservation Area was designated in 1974. The property has Article 4 Basements constraint.

## Existing house

4 St Paul's Mews is a three-storey mid-terrace property with a loft extension. It is located on a private gated road. The ground floor of the property has a garage, WC, shower and a bedroom. The first floor has a kitchen and a reception room. The second floor has two bedrooms and a family bathroom. The third floor has a master bedroom and ensuite. The external walls are cream-painted render with cream-coloured windows and doors.

The property has a rear garden/patio area on the ground floor. Rosebank Walk is located behind the garden boundary. The boundary has very high fences and there is limited car access on Rosebank Walk. The first floor living room has access to the rear garden/patio area via an external staircase.

## Planning history of the property

- Reference - 2014/1630/P  
Date registered - 28-03-2014  
Description - Variation of condition 2 (to allow the creation of rear roof terrace) to permission granted on 11/09/2013 (2013/0995/P), for the installation of dormer to front main roof and dormer, associated roof terrace and two roof lights to rear main roof of dwelling house  
Decision: Granted
- Reference - 2013/0995/P  
Date registered - 05-03-2013  
Description - Installation of dormer to front main roof and dormer, associated roof terrace and two roof lights to rear main roof of dwelling house (Class C3)  
Decision: Appeal Decided – Appeal decision approved

## Relevant planning applications

Many properties on St Pauls Mews have had permission to replace the existing windows and doors.

- Reference – 2021/3161/P  
Date registered - 08-09-2021  
Address – 9 St. Paul’s Mews London NW1 9TZ  
Description - Replacement of existing up and over garage doors to side hinged double doors on front elevation and associated conversion of integral garage to habitable room, including insertion of conservation type roof lights to rear roof slope in connection with loft conversion.  
Decision: Granted
- Reference – 20 18/2016/P  
Date registered - 08-05-2018  
Address – 21 St. Paul’s Mews London NW1 9TZ  
Description - Replacement of existing timber doors to rear elevation with painted aluminium doors at ground floor. Installation of 2 x conservation roof lights to front roof pitch. Installation of 2 x conservation roof lights to rear roof pitch.  
Decision: Granted
- Reference - 2015/5896/P  
Date registered - 21-10-2015  
Address - 7 St. Paul’s Mews London NW1 9TZ  
Description - Replacement of all existing single-glazed timber windows with double glazed timber windows, installation of 1 roof light to rear and new double-glazed timber sliding door to ground floor rear.  
Decision: Granted
- Reference - 2015/5706/P  
Date registered - 21-10-2015  
Address - 23 St. Paul’s Mews London NW1 9TZ  
Description - Replacement of existing up and over garage doors to side hinged double doors to front elevation, replacement of single glazed timber doors and panels to ground floor rear elevation with double glazed aluminium framed sliding doors and windows, and associated conversion of integral garage to habitable room.  
Decision: Granted

- Reference - 2015/0007/P  
Date registered - 14-01-2015  
Address - 29 St. Paul's Mews London NW1 9TZ  
Description - Construction of rear dormer window, insertion of roof lights to front and rear elevations, and installation of new doors in place of existing doors and fixed panels on ground floor rear elevation.  
Decision: Granted
- Reference - 2014/4904/P  
Date - 20-10-2014  
Address - 23 St. Paul's Mews London NW1 9TZ  
Description - Installation of replacement windows  
Decision: Granted
- Reference - 2013/7329/P  
Date - 26-11-2013  
Address - 15 St. Paul's Mews London NW1 9TZ  
Description - Installation of hinged garage door to front and installation of sliding folding door to rear of house (Class C3)  
Decision: Granted
- Reference - 2012/2802/P  
Date - 01-06-2012  
Address - 10 St. Paul's Mews London NW1 9TZ  
Description - Replacement of existing timber panels, window and single leaf door to the rear elevation at ground floor level with new bi-folding double glazed doors in connection with existing residential dwelling (Class C3).  
Decision: Granted
- Reference - 2012/2356/P  
Date - 09-05-2012  
Address – 11 St. Paul's Mews London NW1 9TZ  
Description - Replacement of windows to rear elevation and erection of Juliet balcony at rear second floor level to residential dwelling (Class C3)  
Decision: Granted

## Proposal

The proposal is to replace the existing rear façade steel doors and windows with new aluminium doors/windows. The first- and second-floor windows/doors will be similar in appearance to the existing, but the ground-floor doors will be replaced with aluminium bi-folding doors. The second-floor doors will not be openable and the windows on this floor will be openable only above 800mm, thus needing no handrail. Our client has selected conservation area specialist window suppliers who are located close to the site. They are aware of the neighbourhood building designs/styles and are specialists in aluminium windows. The existing windows will be carefully dismantled and recycled. The glass and timber will be recycled for various composite material manufacturing.

## Pre-application advice

Our client applied for pre-application advice on the proposal in 07/10/2022. Application reference number is 2022/2719/PRE. In the advice our client asked permission to replace all rear façade windows/doors with similar aluminium windows/doors. The below advice was given:

***'overall the replacement windows and door to the rear elevation are considered in keeping with the style of the existing fenestration and therefore would preserve the character and appearance of the conservation area. Changes to the second floor railings should be as minimal as possible, in alignment with the existing and current matching neighbouring facades.'***

## Impact on the heritage aspect

The proposal has minimal impact on the existing heritage asset of the property. The Camden Square Conservation Area Appraisal suggests special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. The Planning Officer also refers to this in the pre-application advice. As many neighbourhood windows have been replaced, these new windows will not affect the overall appearance of the area.

The colour and industrial-style fenestration of the new first-floor and second-floor windows are very similar to the existing windows, which means the impact of these will be minimal. The ground floor doors proposal was different in the pre-application advice. In this proposal we are proposing bi-folding doors.

It should be noted that while all works in St Paul's Mews to date have preserved the integrity of the front of the terrace, the back is now a complete hotchpotch of window styles and colours. However, it is barely overlooked from the Maiden Lane estate or any other viewpoints. The Planning Officer also pointed out in the pre-application advice that the ground-floor doors are not visible from anywhere. Thus the bi-folding doors will have no impact on the heritage aspect of the property.

## Conclusion

The proposal will have no impact on the surrounding environment and the conservation aspect of the site. The material selected for the new windows is chosen very carefully. The new windows are environmentally friendly with an excellent U-value rating. There is no demolition involved in this proposal and the old inefficient windows will be replaced with new efficient ones.

The existing windows have come to end of their lifespan (the double glazing is compromised and misted, the frames are warped letting in enormous draughts, and the locks are not up to the current standard) which means they are in dire need of replacing. The project has no effect on the biodiversity, and there is no impact on trees or on the green environment.

Similar planning applications were approved in the neighbourhood.