



DETAILED **PLANNING**

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July 2023

London Borough of Camden Planning Department

Dear Planning Department,

This application is on behalf of the applicant for the enlargement/replacement of the rear doors/windows onto the terrace.

The documents included are:

- Planning Form
- Planning and Heritage Statement (this document)
- CIL Form
- Drawings

## SITE AND HERITAGE ASSESSMENT

The subject site is a raised ground floor flat located within the five storey semi-detached property that has previously been divided into self-contained flats. The property is located within the Belsize Park Conservation Area.

It is noted within the Belsize Conservation Area Design Guide that:

“The Article 4(1) Direction applies only to the fronts of houses, and the sides of houses which face the street, and includes single family dwelling houses and houses converted to flats. It seeks to prevent harmful works taking place and to ensure that Belsize Conservation Area keeps its historic character and appearance and remains an attractive and desirable place to live into the future.”

“Historic windows and doors can last indefinitely if they are properly maintained by the homeowner with the occasional assistance of a joiner. It is also cheaper in the long run to repair timber features than to replace them because the replacements will have a shorter life

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span than well maintained historic joinery. Untraditional replacement windows and doors are the biggest threat to property values in conservation areas (source: English Heritage). Replacing original windows on the front elevation (or side elevations where these front the street) now needs planning permission.”

“Secondary glazing used with well-fitting shutters can cut heat loss by 60%. When fitting secondary glazing you should ensure that the meeting rails on the secondary glazing units match the position of the glazing bar / meeting rail of the existing windows. None of these works need planning permission.”

## PROPOSAL

The proposal includes the enlargement/replacement of the rear doors/windows onto the terrace.

As noted above the article 4 direction applies only to the front of the houses within the Belsize Conservation Area, therefore the enlargement and replacement of these rear doors/windows with timber framed double glazed doors with sidelights should be a welcomed addition to the property. The enlargement of the opening would remove the current miss-match (non-original) brickwork that surrounds the current timber framed doors. This larger opening is thought to match with the original opening that has previously been reduced. The door height is proposed to be raised to align with the existing doorway from the rear kitchen onto the terrace, therefore aligning the rear fenestrations.

I look forward to any discussions with the planning department throughout this application. I trust that the enclosed information is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact our office.

Regards,  
Emily Buckingham BA(Hons) MCIAT  
Chartered Architectural Technologist  
July 2023