



PLANNING STATEMENT

Planning Application for 2 No. Replacement timber sash windows on the ground floor front elevation of 88a Torriano Avenue, London, NW5 2SE

Studio Charrette has been instructed by Mr Ragmar Poulson to apply for planning permission to carry out the above works at his flat at the above address.

This planning statement is accompanied by the application form and the following plans: -

- Site plan – Scale 1:1250
- Existing and proposed elevations. Drawing No. SC/23/90 – 201, 1:100 @ A3
- Window details and specifications. Drawing No. SC/23/90 – 301, 1:50 and 1:100 @ A3

CONTEXT

No. 88a comprises a ground floor flat in a four-storey terraced building the top two floors form another flat, 88b. The whole building has a historic appearance, possibly Victorian, has timber sliding sash windows on the front elevation.

The building is not a Listed Building nor is it in a Conservation Area. It is largely unaltered and the current proposal is to replace the two windows on the ground floor elevation of the flat which are currently timber sliding sash windows with identical timber sliding sash windows. Each window measures 1.8m x 1m, there are two moveable frames each with six rectangular panes.

The area generally has sliding sash windows many of which have been replaced with modern UPVC style sash windows, other replaced with casement windows.



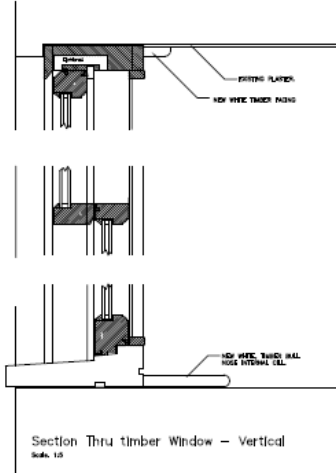
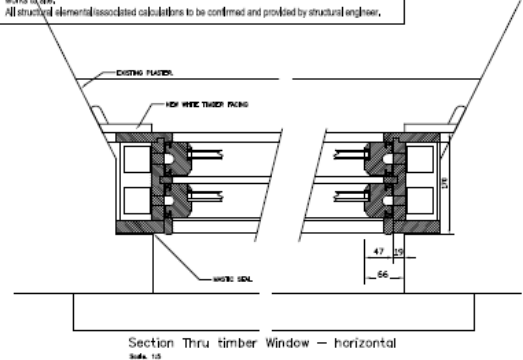
Studio Charrette

The Clubhouse, 50 Grosvenor Hill, London, W1K 3QT

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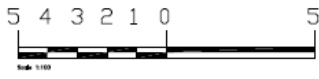
Studio Charrette will not be responsible for any proposed design duties under CDM 2015. No site work is to be carried out until permissions are in place. Site searches to be carried out before any works begin. All structural elements associated calculations to be confirmed and provided by structural engineer.



NOTES:
This drawing is not a working drawing, and is only for the purpose of design.
Any drawing submitted by the contractor is the responsibility of the contractor. The contractor is responsible for obtaining the necessary permissions and for ensuring that the drawing is in accordance with the relevant regulations.
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- W1**
Sliding sash window
Wooden sash window
Window size 1025 x 1350 mm
Transoms (top & bottom)
Handle (top) - brass
2. Ring pull on bottom sash and
1. Ring pull to top
Glass - Low E clear (A Rated)
Spacer - black W1
Glazing (top) - surface mounted
vertical
Run through sash horns
No W1 to be used
No hand restrictors
- W2**
Sliding sash window
Wooden sash window
Window size 1025 x 1350 mm
Transoms (top & bottom)
Handle (top) - brass
2. Ring pull on bottom sash and
1. Ring pull to top
Glass - Low E clear (A Rated)
Spacer - black W2
Glazing (top) - surface mounted
vertical
Run through sash horns
No W2 to be used
No hand restrictors

Solid Ast. Bars
4/8/4 K Glass
Argon/Warm Edge
22mm Solid Astragal Bars



STUDIO CHARRETTE 44 The Quadrant, 50 Grosvenor Hill, London, W1K 3QT 0203 581 1233	
Client Ragnar Poulsen	
Project Title 88A Torrington Avenue, London NW5 2SE	
Drawing Title Proposed new windows	
Window details and specifications	
Drawing No. SC/2019/001	Rev
Date 2019.06.01	Rev
Created By A.M.	Rev
Check By	Rev
Notes	

88A (GF flat) Torriano Avenue, London, NW5 2SE



It is considered that if the property was not divided into flats that the proposed development meet the tolerances of the GDO.



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PLANNING POLICY

The planning policy for the area has been examined and a list of relevant policies is set out below: -

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- A1 – Managing the impact of development
- D1 – Design
- D2 – Heritage
- CC1 – Climate change mitigation
- CC2 – Adapting to climate change

Camden's Local List 2015

Neighbourhood Plan:

- Kentish Town Neighbourhood Plan (2016)
 - Design Policy D3 Innovation Building Design
 - Design Policy D4 Non-designated heritage assets
 -

Camden Planning Guidance:

- Amenity CPG (January 2021)
- Design CPG (January 2021)
- Home improvements (January 2021)

It is considered that the proposed development replacing like for like preserves and enhances the character of this building in Torriano Avenue and that planning permission should be granted.



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August

2023



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Planning Consultant

Date: August 2023



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