

**FLAT 19, ELAINE COURT, 123 HAVERSTOCK HILL, NW3 4RT**

**Design, Access and Heritage Statement: Ref: 1136-DAS**

22<sup>nd</sup> January 2024  
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## **1.0 Introduction**

This document supports and justifies a planning application submitted to The London Borough of Camden Planning Authority for an enlargement of an existing side window to this fifth floor flat.



View of Front Elevation

The proposed works are described in the following supporting documents:

1. 1136-AP01 Existing 5th Floor Plan
2. 1136-AP02 Existing S-E Elevation
3. 1136-AP03 Existing Section A
4. 1136-AP04 Proposed 5th Floor Plan
5. 1136-AP05 Proposed S-E Elevation
6. 1136-AP06 Proposed Section A
7. 1136-AP07 Location Plan
8. 1136-AP08 Photos

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### **2.0 Description of Existing Building**

The property is not listed and is located on the corner between Haverstock Hill and Antrim Grove, within the Belsize Park Conservation Area.

The existing building is a 1960's apartment block of 21 units, made up of five brick storeys with a set-back sixth storey. The building occupies a corner site, with views along both Haverstock Hill and Antrim Grove.



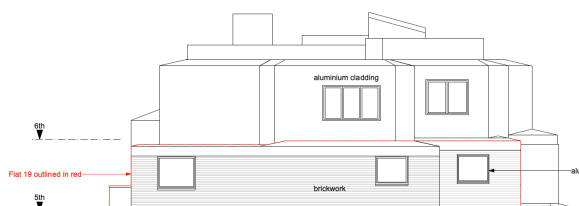
Google Satellite View (NTS)

### **3.0 Relevant Planning History**

- 3.1 **2018/0563/P:** Conversion of flats nos. 19 and 20 (consented 2013/5290/P) to create additional new flat (no.21) at fifth and sixth floor level with associated roof level access and new roof terrace. Granted 04-07-2018.
- 3.2 **2013/5290/P:** Reconfiguration and re-modelling of the existing fifth floor and to provide a roof level extension to create additional residential floorspace to existing flats 19 and 20 and creation of new roof terraces. Granted 21-10-2013.

### **4.0 Appearance and Materials**

- 4.1 The existing window to be enlarged is aluminium. The new window will be aluminium to match.



Existing Side Elevation



Proposed Side Elevation

## **5.0 Amenities**

- 5.1 The enlargement of this window does not affect the amenities of neighbours and results in no additional overlooking issues.

## **6.0 Impact on the Street Scene**

- 6.1 The window will be visible from the street however the scale, material and proportions of the new window are in keeping with the character of the 1960's architecture and so will have no adverse impact.

## **7.0 Access**

- 7.1 Access to, from, and within the property will be unaffected by the proposals.

## **8.0 Sustainability**

- 8.1 The proposed window will meet current building regulations and so will be an improvement on the current older window.

## **9.0 Refuse & Recycling**

- 9.1 The existing arrangement (to the front garden side path) will remain unaltered.

## **10.0 Conclusion**

The application proposals are in full compliance with the aims and objectives of the relevant The London Borough of Camden Planning Guidance. For these reasons we consider Planning Permission should be granted accordingly.