

Planning application: replacement of rear steel window in conservation area

**Document reference: A – statement and list of documents**

Address and location: 11B Bramshill Gardens, London NW5 1JJ

I live in a ground floor flat in a two-storey, four-flat building in Dartmouth Park conservation area in the London Borough of Camden.

In the rear of my flat, I intend to replace a steel Crittall window and wooden frame with a new steel double-glazed window and wood frame.

The steel window will be supplied by SWS Ltd who are members of FENSA, the steel windows trade association. The basic steel frame profile used by SWS is a design unchanged for over half century and likely to be the same as the existing windows, only with some modifications for double-glazing. Projecting hinges will replicate the original design (and therefore the other windows in the block) and no trickle vents will be incorporated for the same reason. For further authenticity, window handles and stays will be supplied in the classic range of Steel Windows Fittings Ltd

The metal window frame and glazing bars (including beading) in the proposed new window are slightly less wide, or the same, as the equivalent outside face in the current window (including putty). In other words, the replacement window will be the same design as the existing, including sightline and horizontal coupling bar, and any small differences will not be obtrusive.

The shared back garden of 11 Bramshill Gardens is separated from the Towers (flats in Dartmouth Park Avenue) by the back garden of 37 Dartmouth Park Avenue, so that the rear window is only visible, if at all, through a screen of trees from the upper flats of the Towers. As a ground floor flat, any view of the window by immediate neighbours southwards in Bramshill Gardens is screened by shrubs, fences and changes in ground level.

There will be no change to the structure or footprint of the building.

I am a leaseholder of the flat and the freeholder has given consent. The purpose is to replace the existing wooden sill, improve the insulation, longevity and security of the window.

I have uploaded the following documents:

- A. Statement and list of documents – **this document** (on two scanned pages)
- B. **Location plan 11B Bramshill Gardens** – shows location of the property. (NB A new dwelling built on the north corner of Bramshill Gardens and Dartmouth Park Avenue is not shown.)
- C. **Ground floor plan 11B Bramshill Gardens** – showing the location of the existing window
- D. Rear elevation 11 Bramshill Gardens – drawing showing the **position of the window to be replaced**
- E. **Photograph of existing window** – the existing steel Crittall window to be replaced
- F. **Computer sketch of the new window** – enlarged with dimensions
- G. **Specification of new window** - The specification provided by the manufacturer (extract from quotation) before agreement on projecting hinges
- H. **Section of new window** – manufacturer’s diagram enlarged from Document I
- I. Steel Windows Service **drawing showing range of sections**
- J. **Scale drawing of existing window**
- K. **Scale drawing of rear elevation of 11 Bramshill Gardens**

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- L. Email requesting **freeholder's permission** to replace window – copy of email sent (email address not for publication on Council website)
- M. Email from **freeholder giving permission** – copy of email received (email addresses not for publication on council's website)

Martin Bould

28 November 2024