

Planning Statement

Queensmead Estate, St Johns Wood  
Park, London, NW8 6RD



## QUEENSMEAD ESTATE, LONDON



## Planning Statement

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### Contents

### Page

1.0	Introduction	1
2.0	Site Description	1
3.0	Planning History	1
4.0	The Proposal	2
5.0	Planning Policy	3
6.0	Planning Assessment	5
7.0	Fire Safety	7
8.0	Conclusion	7

## Planning Statement

Queensmead Estate, St Johns Wood Park,  
London, NW8 6RD



### 1.0 Introduction

- 1.1 This statement has been prepared to support the planning application for the proposed installation of replacement windows and doors on 4 residential blocks on the Queensmead Estate, namely, Walsingham, Sheringham, Mancroft and Wymondham buildings St Johns Wood Park, London, NW8 6RD.
- 1.2 This application seeks permission to replace the current timber single glazed fenestration which is several decades old, in poor repair with inefficient thermal values and many of which have ineffective opening arrangements with modern, sustainable aluminium replacements. There will be no change in size of the current openings nor any change to the existing balconies on the buildings.
- 1.3 This Planning Statement should be read in conjunction with the application drawings and supporting documentation. In addition to this Planning Statement, the following information is submitted in support of the application:
  - Application form;
  - Requisite planning application fee;
  - Completed CIL form;
  - Plans pack
  - Site Location Plan;
  - Existing and proposed elevations;
  - Proposed technical specification of all windows and doors, including sample;
  - Initial (reduced scale) Pre application submission response
  - Design and Access Statement (DAS), including specification details of the proposed materials and photographs showing the existing buildings;

### 2.0 Site Description

- 2.1 The 4 residential apartment blocks are located within the Queensmead Estate a privately managed development.
- 2.2 Mancroft to the north of the site is a 4-storey building that includes flats 1-8, Sheringham block is an 8-storey building that comprises flats 1-32 and an adjoining 11-storey building of flats 33-83, Wymondham Court is a single 4-storey block comprising flats 1-16, Walsingham block to the south of the site comprises an 8-storey block of flats 1-32 and an adjoining 11-storey block of flats 33-83.
- 2.3 The buildings have almost exclusively brick facades with the ground floor of Sheringham faced with render and Walsingham with a stone finishing.
- 2.4 The buildings are located in a residential area to the east of and accessed from St Johns Wood Road and have their own grounds including off street parking provision.
- 2.5 The site lies within the London Borough of Camden, the trees within the site are covered by a Tree Preservation Order (TPO) and none of the buildings are listed nor in a conservation area.

### 3.0 Planning History

- 3.1 There is no planning history relevant to this proposal.
- 3.2 Pre application Consultation.

## Planning Statement

Queensmead Estate, St Johns Wood Park,  
London, NW8 6RD



- 3.3 In May 2023 an email enquiry was submitted to London Borough of Camden as the Local Planning Authority (LPA).
- 3.4 The submission detailed the replacement of the single glazed timber windows across 3 buildings within the Queensmead Estate, Sheringham, Wymondham Court and Walsingham with metal windows.
- 3.5 Elevation drawings were provided for the existing west and south of Sheringham block, east elevation of Walsingham and the existing west and south elevations of Wymondham Court. However, given the limited submission the LPA was only able to provide an "in principle" response.
- 3.6 Acknowledging the lack of planning constraints on the site the LPA stated it was "not considered there would be an objection to the replacement of the existing windows and doors in principle" However without further details and at least one physical window the LPA was unable to give reassurance on the precise acceptability of the works given the size of the buildings and the scale of the replacements proposed.
- 3.7 General advice that any replacement painted aluminum double glazed installations should be of high quality durable material, appropriate to the buildings age and architectural style, replicating the existing fittings in both colour and fenestration detail was provided.
- 3.8 The LPA considered the works would not result in any amenity issues in terms of privacy, outlook or daylight and sunlight.
- 3.9 The LPA further accepted that the replaced of single glazed timber windows and doors with double glazing would provide improved energy performance as well as reducing the carbon emissions and improve the adaptability and life of the buildings and would comply with policies CC1 and CC2 of Camden Local Plan (2017).
- 3.10 A copy of the pre application response is included in the submission documents.

### **4.0 The Proposal**

- 4.1 The application seeks full planning permission for  
*"Replacement of timber single glazed windows and doors with aluminium double-glazed windows and doors of the Mancroft, Sheringham, Walsingham and Wymondham Court blocks on the Queensmead Estate, St Johns Wood Park London"*
- 4.2 This section should be read in conjunction with DAS (May 2024) and other supporting documentation that accompany this application.
- 4.3 Following the pre application response the window and door replacement scheme was considered again and expanded to include the Mancroft apartment block to the north of the site. All windows and doors totalling 1268 are to be replaced.
- 4.4 It was also considered that the replacement windows and doors should match as close as possible in colour, remaining white and appearance as the existing, subject to the availability of the designs from the window manufacturer to retain the character of the buildings.
- 4.5 The windows would remain of an "open in" design however, the windows currently are on central pivots, which enables to the window to be cleaned from the inside. Pivots are quite

## Planning Statement

Queensmead Estate, St Johns Wood Park,  
London, NW8 6RD



an old configuration of window and has more recently been replaced by a tilt/turn open in window to be used here.

- 4.6 The replacement windows and doors will all fit within the existing openings.
- 4.7 Of the 1268 windows and doors being replaced whilst all will replicate the existing colour and opening size over 82% will also match the exact design detail of the existing windows and doors.
- 4.8 The doors and windows that will be amended from the existing design detailing are listed below:

1 x door on g/f Sheringham southeast elevation: 2 opening side windows replaced with fixed glazed panel

1x 2 pane fixed window on g/f Sheringham southeast elevation: replaced with 4 pane fixed window

1x door g/f Walsingham south east elevation: replaced with 1 door & 2 side windows

31x single balcony doors with 1 fixed and 1 opening side windows: replaced with single door and 1 fixed glazing panel

161x 2x 4 pane window and single sliding door combination: replaced with 1x 4 pane window and 2x sliding door combination (this being as a sliding door can't slide over an opening light (as existing) and sliding patio doors can only get down to 1.6W/m<sup>2</sup>k, and regulations state they need to achieve 1.4W/m<sup>2</sup>k U value.)

20x 1x 4 pane window and 1x sliding door combination: replaced with 2x sliding doors

4x 1x 4 pane window and narrow 1x sliding door: replaced with 2x sliding doors

- 4.9 The proposal aims to provide a range of sustainability benefits, including providing a sustainable and recyclable replacement product, extending the lifespan of the buildings, reducing their energy consumption and improving thermal comfort and wellbeing for the residents in their individual apartments and the communal areas.

## 5.0 Planning Policy

- 5.1 The statutory development plan for the site comprises Camden Local Plan (2017) and The London Plan (2021).

### 5.2 National Planning Policy Framework (NPPF) Dec 2023

- 5.3 The National Planning Policy Framework (NPPF) was updated and published in December 2023. It sets out the Government's planning policies for England and how these are expected to be applied, and it is therefore a material consideration in determining planning applications.

- 5.4 Paragraph 11 sets out the presumption in favour of sustainable development.

- 5.5 Paragraph 131 states that *"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*

- 5.6 Paragraph 135 seeks planning decisions to ensure that development:

- *"will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development..."*
- *are sympathetic to local character and history, including the surrounding built*

## Planning Statement

Queensmead Estate, St Johns Wood Park,  
London, NW8 6RD



*environment and landscape setting, while not preventing or discouraging appropriate innovation or change...*

- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users..."*

5.7 Paragraph 157 states that "the planning system should support the transition to a low carbon future in a changing climate.... It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions... encourage the reuse of existing resources...and support renewable and low carbon energy and associated infrastructure".

5.8 Para 164 states that "In determining planning applications, local planning authorities **should give significant weight to the need to support energy efficiency** and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights)"

### 5.9 **London Plan 2021**

5.10 Policy D4 Delivering Good Design states that good design and good planning are intrinsically linked and an understanding of the form and character of buildings and its relationship to its location will result in successful developments.

### 5.11 **Camden Local Plan 2017**

Policy D1 Design requires high quality design in development that respects the local context and character, is sustainable and comprises details and materials that are of high quality and complement the local character.

Policy A1 Managing the impact of development seeks to protect the quality of life of occupiers and neighbours and that permission for development will be granted unless this causes unacceptable harm to amenity.

Policy CC1 Climate Change Mitigation seeks all development to minimize the effects of climate change and will support and encourage sensitive energy efficiency improvements to existing buildings

Policy CC2 Adapting to climate change requires development to be resilient to climate change.

### 5.12 **Supplementary Planning Documents (SPD)**

Camden Planning Guidance

### 5.13 **Amenity CPG 2021**

The purpose of the guidance provides information on managing the impact of development on key amenity issues within the borough and includes the sections relating to Local Plan Policy A1 – Managing the Impact of Development as overlooking, privacy and outlook, daylight and sunlight, artificial light, construction management plans, noise and vibration, wind and micro-climate and contaminated land.

### 5.14 **Design CPG (2021)**

The purpose of the Design CPG guidance is to promote design excellence and outline ways in which development can achieve high quality design. The guidance sets out a number of key messages, which include ensuring the use of good quality and sustainable materials to support the design related policies of the Local Plan (2017).

### 5.15 Energy Efficiency and Adaption CPG 2021

This guidance provides information on key energy and resource issues within the borough and supports Local Plan Policies CC1 Climate change mitigation and CC2 Adapting to climate change.

All development in Camden is expected to reduce carbon dioxide emissions by following the energy hierarchy in accordance with Local Plan policy CC1.

### 6.0 Planning Assessment

6.1 One of the key issues in the acceptability of the proposal is to ensure that the proposal complies with Policy D1 of the Camden Local Plan 2017 which seeks “to seek to secure high quality design in development” As such “The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use (amongst others)

6.2 For this proposal consideration was given to the character and form of the existing buildings and their setting and context in relation to neighbouring buildings. This residential area has a mixed character in terms of the scale and design of the buildings and particularly the fenestration.



**Photo 1:** Walsingham and its current older style fenestration

## Planning Statement

Queensmead Estate, St Johns Wood Park,  
London, NW8 6RD



**Photo 2:** Buildings immediately opposite the site



**Photo 3:** Mancroft and neighbouring residential buildings to the north of the site

- 6.3 However, the choice of replacement windows and doors was driven by the desire to retain the existing character of the buildings given their size and scale and the potential impact of the proposal.
- 6.4 As such it was considered that the replacement fenestration should be of the same proportions and fit in the existing openings on the apartment block buildings to ensure that the character of the buildings or the area was not adversely affected.
- 6.5 All window and door frames will be white, as existing, and the majority 82% will be of the same window/door configuration that currently exists.
- 6.6 The replacements where this has not been possible (outlined in para 4.7) would alter the appearance of the buildings but only to a small degree given the nature of the minor amendments and in the context of the size and scale of the buildings and the proposal as a whole.
- 6.7 The change to the more practical and widely used arrangement for opening the windows to tip and tilt remain "open in" will not result in changes to the current situation when windows are opened.
- 6.8 It is therefore considered that the proposed changes to the appearance of the blocks would not be significant and would both respect and improve the local context and character of the area and neighbouring properties in line with the requirements of Camden Local Plan (2017) Policy D1.



## Planning Statement

Queensmead Estate, St Johns Wood Park,  
London, NW8 6RD



- 6.9 The benefits of the proposal not only will result in a more attractive appearance to the benefit of the buildings themselves and the area as a whole, given the current dilapidated state of the windows and doors but also will provide a more energy efficient design and material for a long-term sustainable solution for all four apartment blocks.
- 6.10 The proposal has incorporated “sustainable development principles into the design and proposed implementation of the proposals” in accordance with the requirements of Camden Local Plan (2017) Policy CC2. The Technal Soleal Next window and doors are made from Hydro CIRCAL®, recycled low carbon aluminium, a high-quality aluminium made with a minimum of 75% recycled end-of-life aluminium (postconsumer scrap) and is 95% recyclable.
- 6.11 Sustainability will be improved by better heat gain and ventilation in the new window and door systems which will contribute to meeting the green agenda for the community and will reduce overheating which will in turn reduce the impact from future climate and temperature increases.
- 6.12 The proposals will also ensure that the safety of residents of the Queensmead Estate is secured, which will directly contribute to their health and wellbeing and result in betterment in line with the Better Homes strategy.
- 6.13 Protecting amenity is a key part of successfully managing Camden's growth and ensuring its benefits are properly harnessed. The Council expects development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts.
- 6.14 The proposed works would not result in any amenity issues in terms of privacy, outlook sunlight or daylight.
- 6.15 The proposals have fully considered all relevant planning policy, regulations and guidance, as noted in Planning Policy chapter of this Planning Statement and are in accordance with them.

### 7.0 Fire Safety

- 7.1 In compliance with Policy D12 of the London Plan fire safety has been considered in relation to the proposal and the contractor that will carry out the installation of the new windows and doors.
- 7.2 This is not a Major Development site, and all works will comply with the minimum Fire Safety standards of the national Building Regulations and Approved Documents part B Fire Safety

### 8.0 Conclusion

- 8.1 This planning statement has been prepared in support of a full planning application for  
*“Replacement of timber single glazed windows and doors with aluminium double-glazed windows and doors of the Mancroft, Sheringham, Walsingham and Wymondham Court blocks on the Queensmead Estate, St Johns Wood Park London”*
- 8.2 Following support “in principle” from the LPA via pre application advice this submission has provided the additional detail requested at the time in order to fully consider the proposed replacement window and doors with elevational drawings, technical specifications, materials and sections and a full description of the proposed works.

## Planning Statement

Queensmead Estate, St Johns Wood Park,  
London, NW8 6RD



- 8.3 The proposals include a number of significant benefits.
- The principle of the development is acceptable and supported by policy.
  - The proposals will create and maintain a safe and secure environment for residents of the Queensmead Estate
  - The window and door design has been developed to maintain and increase the safety and wellbeing of residents and enhance the visual appearance of the buildings.
  - The proposal incorporates a range of sustainability benefits.
  - The proposals will improve the quality of life for the residents.
- 8.4 The proposal has been designed to comply with the relevant local and national planning policies and specifically Para 11 of the NPPF applies. It is considered that there are no material considerations of sufficient weight to justify refusal of the proposal and therefore should be approved without delay.
- 8.5 This report has been issued on behalf of MM Building Surveyors and is subject to the company's Terms and Conditions for the sole use of the party to whom it is addressed, and no responsibility is accepted to any third party for the whole or any part of its content.

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Date: May 2024