

Our Ref: 24212/KM/EC/ot
Email: kmatthews@firstplan.co.uk
Date: 24 May 2024

Planning and Development
Camden Council,
Camden Town Hall,
London,
WC1H 8ND

Dear Sir/Madam,

APPLICATION FOR INSTALLATION OF A WINDOW IN THE SIDE ELEVATION FLAT 4, 26 PRIORY ROAD, NW6 4SH

We are instructed by our client, Barbara Zianni, to submit the enclosed planning application in relation to proposals for a window in the side elevation of the upper ground floor of 26 Priory Road

This planning statement letter provides information on the site, surrounding area, and proposals. It further demonstrates compliance with the relevant planning policy framework.

This Planning Statement is accompanied by the following documents:

- Planning and Heritage Statement (this letter)
- Design and Access Statement (within this letter)
- Site Location Plan
- 2350-00 Site Plan
- 2350-01 Existing Ground Floor Plan
- 2350-02 Existing Section AA
- 2350-03 Existing Elevation BB
- 2350-04 Proposed Ground Floor Plan
- 2350-05 Proposed Section AA
- 2350-06 Proposed Elevation BB
- 2350-07 View 1 // View 2
- 2350-08 View 3

Site and Surrounding Area Description

The site is located to the east side of Priory Road. The building is a double fronted detached stucco building which is divided into 10 flats. Flat 4 is a one bedroom flat located at the rear of the Upper Ground Floor.

The side wall where the window is proposed faces towards No.24.

No.24 has a few windows facing towards No.26 as shown in the submitted photographs. These are at a lower level to the proposed window.

Planning History

The site has the following planning history:

A single storey conservatory for the garden flat was granted in 2007 (2007/0549/P).

A Planning appeal was allowed in September 1998 for: *The erection of a full width rear basement extension and a half width rear ground floor extension in connection with the conversion of the basement flat from one self-contained 2 bedroom flat to one 3 bedroom and one 1 bedroom self-contained flats, together with the conversion of the ground floor from one self-contained 1 bedroom flat and two non self-contained units to two self-contained 2 bedroom flats, as shown on drawing numbers.* There are no floor plans available for this and it is not clear if this was implemented.

Application Proposals

The proposals can be described as follows:

“Installation of a window to side elevation on upper ground floor to serve Flat 4.”

The proposals are shown in detail in the submitted plans prepared by project architects, Studio Rinaldi.

Planning Policy Summary

The statutory development plan relevant to the application site consists of the Camden Local Plan (2017) and the London Plan (2021). The NPPF (2023) and the Camden Planning Guidance are material considerations.

The site is located within the Priory Road Conservation area.

National Planning Policy Framework (NPPF) (2023)

The NPPF provides overarching planning policy guidance for development across England. **Paragraph 10** sets out that at the heart of the framework is a *“presumption in favour of sustainable development”*.

Paragraph 203 sets out that when determining applications affecting heritage assets, they should take account of:

“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

the desirability of new development making a positive contribution to local character and distinctiveness.”

Paragraph 205 outlines that when considering the impact of a proposed development on the significance of designated heritage, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.

The London Plan (2021)

Policy HC1 “Heritage Conservation and Growth” details that development proposals which affect heritage assets, and their wider sections, should conserve significance by being sympathetic to the assets’ significance and appreciation with their surroundings. Development proposals should seek to avoid any negligible impact and identify enhancement opportunities by integrating heritage considerations at an early stage within the design process.

Camden Local Plan (2017)

Policy D2 requires development proposals to preserve and where appropriate enhance heritage assets and their settings including conservation areas. The council will resist development that includes loss of or harm to a heritage asset.

Policy A1 sets out that the Council will seek to protect the quality of life of occupiers and neighbours. This includes consideration of visual privacy and outlook.

Planning and Heritage Statement

The key planning and heritage considerations are discussed below:

Principle of Development

The works are to an existing flat and are proposed by the current occupant who would like to reconfigure their flat to create a study to enable them to better work from home. As there is no change of use the principle should be considered acceptable.

Impact on The Heritage Assets

Priory Road is a small pocket of Victorian, Italianate style architecture. According to the conservation area appraisal, the main elements include shallow pitched roofs and overhanging eaves with architectural detailing to windows, stucco including stucco rusticated quoins and decorative railings.

No.26 is one of three detached ‘Villas’ along the road. It contributes positively to the character of the area. However, the side elevation where the window is proposed is discretely located and not visible from the street.

The proposed window is a timber sash in keeping with the other windows on the property and therefore there is no harm to the character and appearance of the conservation area.

Impact on Amenity

The proposed window will be sited at a higher level than the windows of No.24 and will be off set from them, therefore not causing any overlooking issues.

Whilst there is limited outlook from the proposed bedroom, there is limited outlook from the existing bedroom and the applicant is happy that this makes best use of her flat.

Conclusions

The proposal seeks planning permission for installation of a window to side elevation on upper ground floor to serve Flat 4.

The proposed window has been located to ensure that it does not cause overlooking to No.24 and has been traditionally designed to respect the character of the conservation area. As such, the proposals should be considered to be in accordance with the NPPF, London Plan and Local Policy.

We trust that the enclosed documents are sufficient to enable officers to assess the proposals. We look forward to receiving confirmation that the application has been validated.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'firstplan' in a cursive style.

EMMA CONWELL
Associate