

**36 FITZJOHNS AVENUE
LONDON NW3 5NB**

PLANNING and DESIGN & ACCESS STATEMENT

**Proposed replacement of the front boundary wall, including post boxes and lighting,
installation of railings and gates, relocation of an Olive tree
and replacement of the front elevation window to the lower ground floor Flat 1.**

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1.00 Introduction and Aim

- 1.01 This Planning and Design & Access Statement has been prepared in support of this planning application submission for the proposed replacement of the front boundary wall, including post boxes and lighting, installation of railings and gates, relocation of an Olive tree and replacement of the front elevation window to the lower ground floor Flat 1 at 36 Fitzjohns Avenue, London NW3 5NB.
- 1.02 The purpose of this statement is to justify the application proposal, to demonstrate that the proposal will not conflict with relevant planning policies and to show that the scheme will not have a negative impact on the character and appearance of the area and street scene.

2.00 The site and surrounding area

- 2.01 The 36 Fitzjohns Avenue demise is a semi-detached plot as seen in the Site Plan below.



- 2.02 The local area is of a residential nature.

2.03 The property is located within the designated Fitzjohn's/Netherhall Conservation Area.

2.04 The site is on an incline.

3.00 Planning History

3.01 The planning history for this property dates back to 1998 and relates only to the erection of a lower ground floor single storey rear extension, as an enlargement of existing self-contained flat together with the provision of a balcony for the flat above, ref PW9703099R3.

4.00 The Proposed Development and Planning Analysis

4.01 The primary issues for consideration in relation to this development proposal include the following:

- Design and impact on character of surroundings.
- Neighbouring amenity.
- Impact on the Conservation Area.

4.02 Design and impact on character of surroundings.



The existing front boundary wall has been constructed with wire cut bricks and is not original. It is also now weathered and out of the alignment.

As seen on adjacent properties, the entry points through the boundary walls are accentuated by taller piers surmounted by decorative copings.

The proposed rebuilding on the front boundary wall using a brick matching that of the property together with piers will restore the original design intention. The addition of the railings and gates will further bring this boundary treatment back into line with what would have been anticipated for such a property.

The existing hedge will be maintained behind the new railings for continued privacy.

The design and impact on the character of surroundings will be of a positive nature.



The painted timber windows to the right hand of the front elevation of Flat 1 have been distorted out of shape and alignment as a result of movement of the façade due to subsidence. The casements can no longer be opened as a result of this.

The new windows will also be painted timber, manufactured bespoke to match the profiles of the existing window with a double glazed unit.

Detailed dimensioned joinery profiles are supplied with this application.

There will be no negative impact on the character of surroundings.

4.03 Neighbouring Amenity

In accordance with local policy, the development will not harm the amenity of occupiers/ users and nearby properties through unacceptable overshadowing, unsatisfactory outlook, privacy or sunlight/daylight.

4.04 Impact on the Conservation Area

The proposed works will not have any negative impact on the Conservation Area and on the contrary, will serve to reinstate original character into the street scene.

5.00 Conclusion

It is considered this proposed scheme is acceptable for the following reasons:

The principle of the development satisfies all the requirements of the London Plan and local policies.

The design of the proposal does not impact negatively on the street scene.

Neighbouring amenity is not harmed in any way.

The proposal will improve the street scene and reinstate character.