

Design and Access Statement

86 Plender Street, NW1 0JN

Site Description

The host building is a three-storey building on the southern side of Plender Street, on a corner site at the junction of Bayham Street and Plender Street. The site comprises a retail unit at ground floor and residential units at upper floor levels.

The application site is located in the Camden Town Conservation Area. The property is not listed.

Proposal:

Replacement of all existing single glazed timber sash windows at 1st floor and 2nd floor level on front and rear elevations with like-for-like double glazed windows.

The proposal seeks to replace all existing single glazed timber sash windows at 1st and 2nd floor level at both front and rear with like-for-like timber double glazed replacements that would match as closely as possible the existing windows in terms of materials, colour, frame sizes, design, opening methods and proportions.

Amenity

There are no amenity concerns as a result of these proposals in terms of loss of privacy or overlooking to neighbouring properties as the proposed windows would replace existing windows.

The site's planning and appeals history has been taken into account when considering this decision with special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area

Access

No changes to access are proposed and therefore access is considered not applicable

Policies

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

Conclusion

There would be some degree of increased thickness to the glazing bars in order to accommodate the double glazing panes; however, in this instance, the use of suitably designed slim, sealed units with an overall thickness of 12mm (glazing and cavity) is considered to be an appropriate and sensitive alteration unlikely to alter or detract from the character and appearance of the host building or the wider Camden Town Conservation Area.