

Design Access + Planning Statement

19th Sept 2024

Flat 3

68 Priory Road

London

NW6 3RE

Introduction

This Planning Statement has been prepared by Adara on behalf of Devesh Nigam in support of a planning application to replace existing windows at 68 Priory Road, London, NW6 3RE.

Proposal

The application seeks planning permission for the following development:

‘Proposed replacement of single glazed timber sash windows at front with like for like double glazed timber windows within existing box frames.’

This statement provides a description of the development and an assessment of the proposals in relation to planning policy. In addition to this Planning Statement the following documents support this submission:

- Application Form
- Application Drawings

Application Site and Proposal

The area is characterised by residential properties. The site is located in the South Hampstead Conservation Area and, while not listed, the building on the site is identified in the Conservation Area Statement as making a positive contribution to the character and appearance of the Conservation

Planning Policy Context

Planning decisions in England are to be made in accordance with the Development Plan unless material considerations indicate otherwise. This is given statutory force by Section 38(6) of the Planning and Compulsory Purchases Act 2004.

- National Planning Policy Framework 2021
- The London Plan 2021
- Camden Local Plan 2017
 - Policy D1 Design
 - Policy D2 Heritage
 - Policy A1 Managing the impact of development
 - Policy A3 Biodiversity
- Camden Planning Guidance (CPG)
- CPG Home Improvements (January 2021)
- CPG Biodiversity (March 2018)
- CPG Amenity (January 2021)
- South Hampstead Conservation Area (Formerly known as Swiss Cottage Conservation Area)
- Character Appraisal and Management Strategy (2011)

Design and Heritage

The application site is within the South Hampstead Conservation Area, wherein the Council has a statutory duty, under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

The Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where

appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

As the new windows are an identical to existing, the character of the conservation Area would be preserved.