

Planning Design and Access Statement

Application for The Removal and Replacement of Existing Windows at 551 Finchley Road, NW3 7BJ.

On behalf of our client (Glencar), please find enclosed a planning application for the removal and replacement of existing windows at 551 Finchley Road, London, NW3 7BJ ('the Site').

This submission is accompanied by the following plans and documents:

- Cover Letter (this document);
- Application Forms and Notices;
- Location Plan (drwg no. 22-055-A-010);
- Existing Elevations (drwg no. 42611BWLS-03);
- Proposed Elevations (drwg no. 22-055-A-208 & drwg no. 22-055-A-207); and
- Design Specifications (LBC Specifications).

The Site and Surroundings

The Site of concern within this application includes and is limited to the existing flats at 551 Finchley Road.

Finchley Road bounds the Site to the east and mansion housing blocks bound it to the west, the terraced buildings continue to the north with detached three-storey houses continuing to the south following the flatted terrace.

The buildings on the opposite side of Finchley Road are a mix of three and four storeys with a new housing development of five storeys to the north.

Relevant Planning History

Application Ref 2020/5444/P

This application follows the grant of planning permission on 24 December 2021 for 15 new apartments within the existing building at 551-557 Finchley Road. Four apartments were located on the lower ground floor, within the new build extension to the rear. Nine

apartments were equally distributed on the first, second, and third floors, while two would be found on the proposed top floor. Flexible commercial units were proposed on the ground floor and in front of the lower ground floor.

Proposed Development and Evaluation

The existing windows in the flats at 551 Finchley Road are not repairable and, therefore, require replacement in the interest of the amenity of the current residents. As shown in the LBC Specifications, the windows will be visually 'like for like' compared to the existing and will also match those recently consented at 551-557 Finchley Road (application ref 2020/5444/P), therefore, are considered in keeping with the street scene and the character of the immediate locality.

Summary

It is considered that the replacement of the existing windows would not materially affect the external appearance of the building and should therefore be approved and planning permission granted.

If you require further information, please contact me at the details at the head of this document.