

**Design & Access and Planning Statement
Including Heritage Statement**

Proposal

Replace all first floor windows and French doors with double glazed timber windows to match existing glazing pattern.

On behalf of
Grainger plc

Site at
Flat 2, 32 Fellows Road, Camden, NW3 3LH

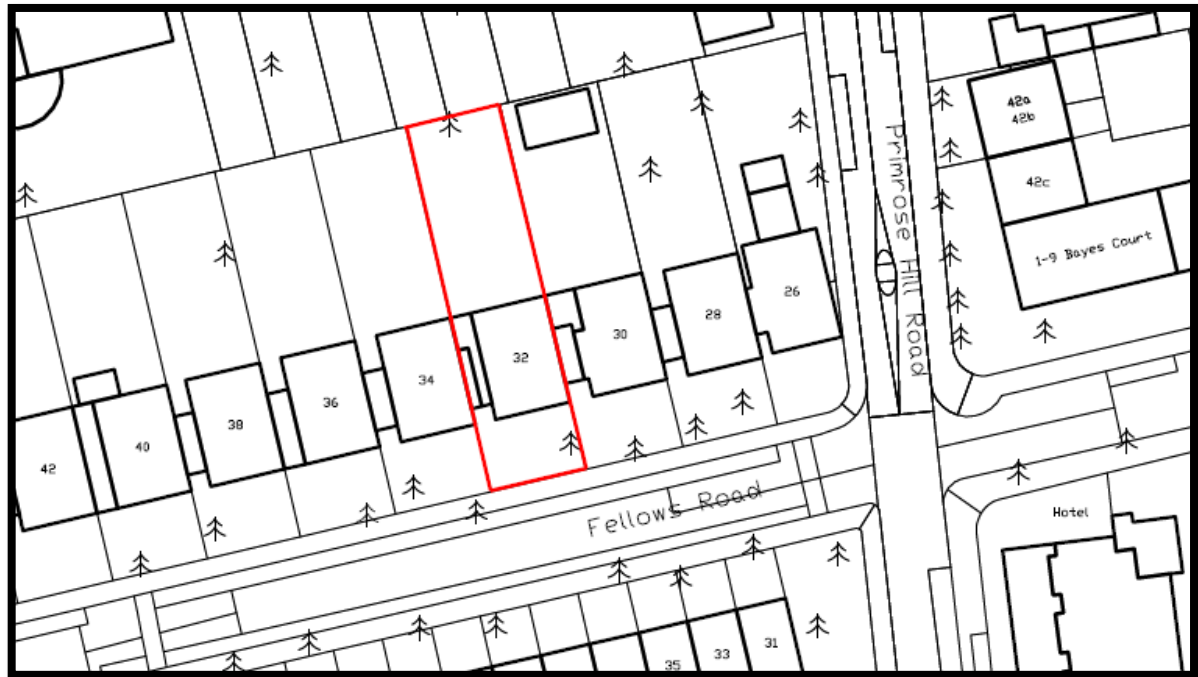


February 2013

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1 Introduction

- 1.1 This statement has been prepared on behalf of Grainger plc in relation to the existing flat at Flat 2, 32 Fellows Road, Camden.



- 1.2 The application site is a first floor flat in a four storey Victorian house on the north side of Fellows Road.
- 1.3 Planning consent is sought for the replacement of the existing single glazed windows with bespoke double glazed timber sash windows.
- 1.4 The following documents are also submitted as part of the application:
- Application Form & Certificates;
 - Application Drawings by BPM Architectural Services
 - Flood Risk Assessment
 - CIL forms
- 1.5 This statement has been prepared in accordance with the Department of Communities and Local Government (DCLG) Circular 01/2006 and Section 42 of the Planning & Compulsory Purchase Act 2004. This requires applicants to provide a statement covering design concepts and principles and access issues associated with planning applications. Regard has also been had to guidance produced by CABI on Design & Access Statements (2006), CABI Design Review (2002), 'By Design, Urban Design in the Planning System: Towards a Better Practice' (1999) and the National Planning Policy Framework (2012).

2 Application Site & Planning History

- 2.1 The application relates to the existing first floor flat at 32 Fellows Road, Camden. The flat is one of 4 flats in this building which is arranged as one flat per floor.
- 2.2 The site is located within the Belsize Park Conservation Area but is not a Listed Building or subject to any other special control over planning.
- 2.3 There is no relevant planning history for the application site.

3 Design Issues

Amount

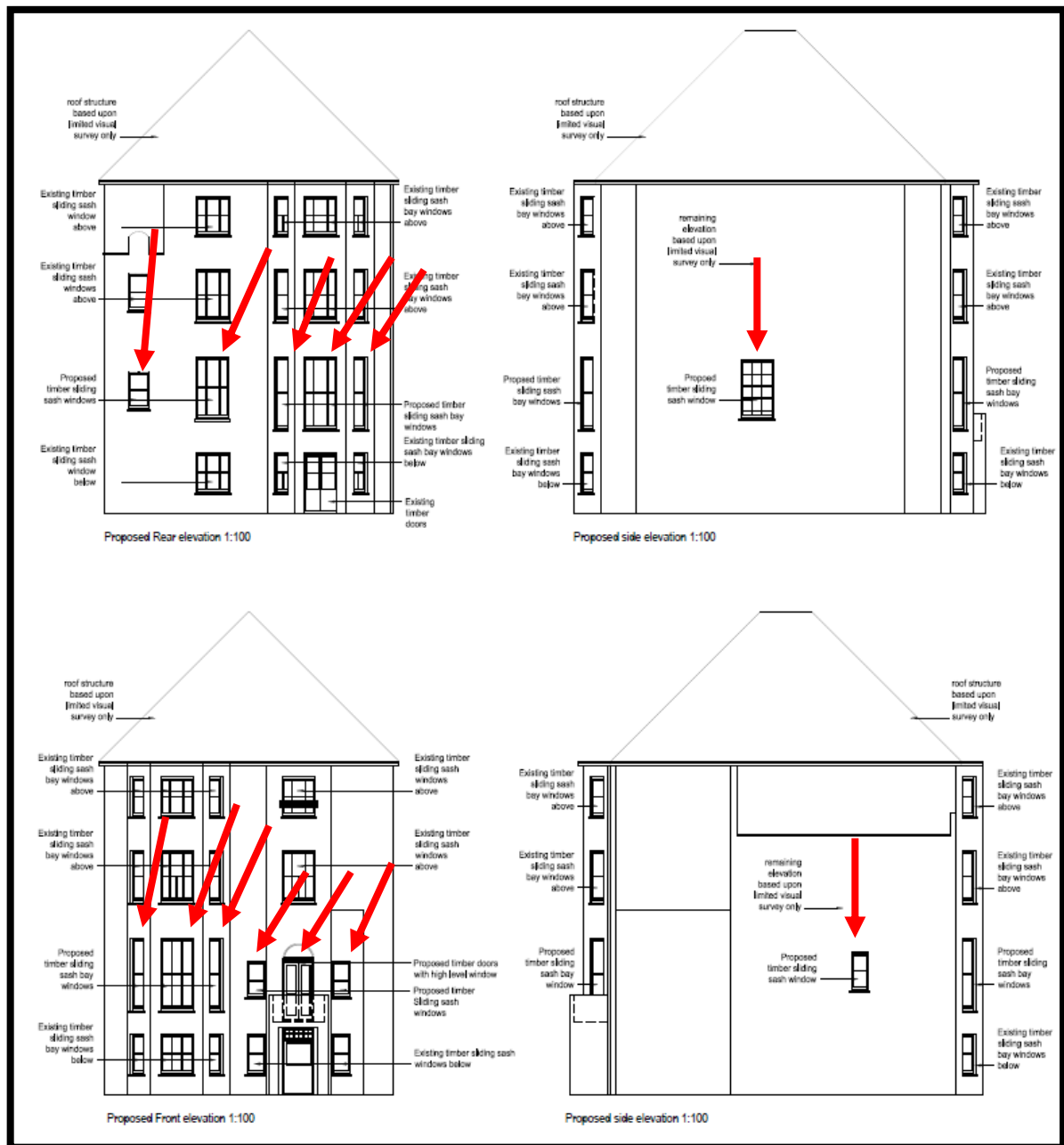
- 3.1 The application proposes to replace all of the windows (a total of 9) and the pair of French doors to the front balcony serving this flat.

Use

- 3.2 No change of use is proposed.

Layout

- 3.3 The windows to be replaced are on the front, side and rear elevations of the building at first floor.



Extract of application drawings showing locations of windows and doors to be replaced

Scale

3.4 N/A

Appearance

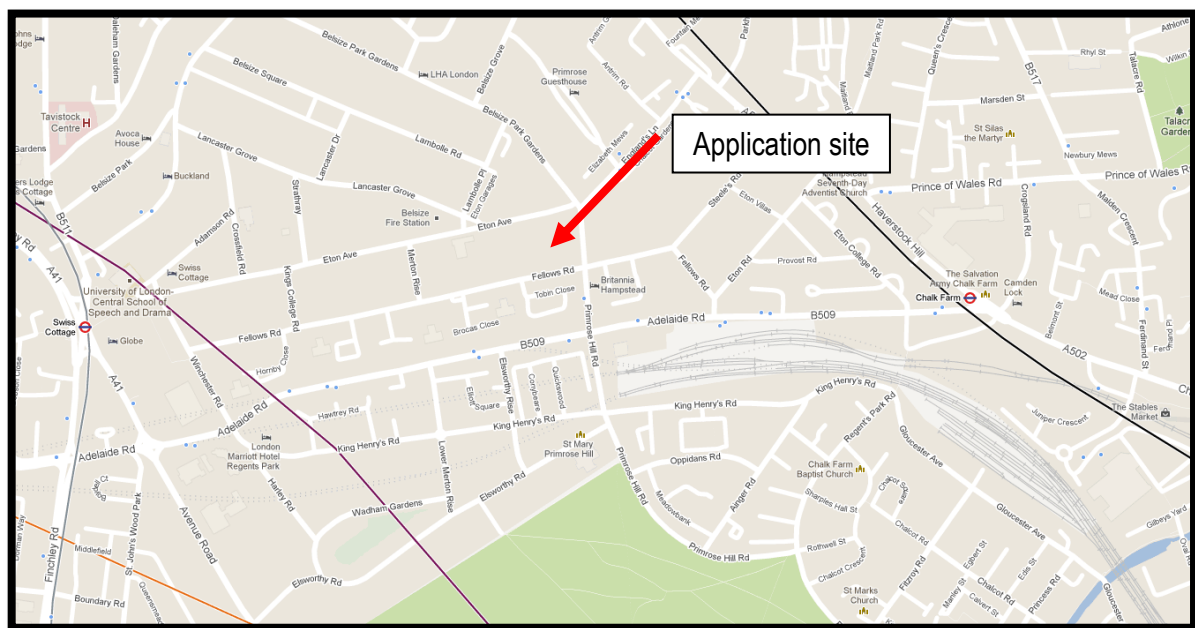
- 3.5 The application to replace the existing timber windows and with double glazed timber units to match the existing appearance and glazing pattern will not alter the appearance of the building.
- 3.6 The existing windows and doors are beyond their intended lifespan and are not energy efficient as they are single glazed units.
- 3.7 The proposed new windows will maintain the proportions and glazing pattern of the original windows, but will significantly improve the overall appearance of the building by providing new windows which match the other replacement windows in the building.

Landscaping

- 3.8 No landscaping is proposed as part of this application.

4 Access Issues

- 4.1 The application site is located within easy walking distance of all main facilities and services located on Chalk Farm Road and Swiss Cottage. The application site is highly accessible by sustainable modes of transport including busses on Uxbridge Road and underground trains at Shepherds Bush Market and Wood Lane Goldhawk Road and Shepherds Bush.



Extract of map showing bus and underground train connections in the locality.

5 Heritage Assets

- 5.1 Paragraph 128 of the National Planning Policy Framework seeks to conserve identified heritage assets in a manner appropriate to their significance. The NPPF also requires local planning authorities to take into account the particular nature of the significance of the heritage asset and the value it holds for this and future generations.
- 5.2 The site is in a Conservation Area. The proposed replacement windows have been designed to match the style, materials and pattern of opening in the parent building and the majority of the other flats and houses in the vicinity.
- 5.3 On the basis that the proposed windows would match the existing windows in every respect apart from being double glazed to replace the existing single glazed units, it is considered that the visual impact of the development should be acceptable to the planning authority.
- 5.4 The proposals do not affect a listed building. For these reasons it is not considered that the application will detrimentally impact on any identified heritage asset.

6 Planning Issues

Planning Policy

- 6.1 The following Policies are considered of most relevance:

LDF Core Strategy and Development Policies

Core Strategy Proposed Submission

CS14 - Promoting high quality places and conserving our heritage

CS5 – Managing the impact of growth and development

Core Development Policies Proposed Submission

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

- 6.2 In addition, the National Planning Policy Framework requires Local Planning Authorities to:

Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

(NPPF Paragraph 187)

and

In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

(NPPF Paragraph 197).

- 6.3 With regard to applications for physical development, including alterations to existing buildings, the NPPF states that:

“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness”.

(NPPF paragraph 60)

Analysis of the application

- 6.4 The application seeks planning permission to replace the existing single glazed timber windows with new timber double glazed units to match the glazing pattern of the original windows.
- 6.5 The site is outside of a conservation area and is not a listed building. Therefore the use of double glazed windows is not considered to be harmful to the appearance of main building or the area in general. The new windows would be visually acceptable. The new windows would be in-keeping with the size, proportions and general design of existing windows the floor below.
- 6.7 Accordingly the proposal would meet guidelines as set out in policies EN8, BE1 and the NPPF.

Community Infrastructure Levy

- 6.7 This application for replacement windows is not liable for any payment towards the Community infrastructure levy.

7 Conclusions

- 7.1 The proposed replacement windows and door are not considered to be harmful to the appearance of the building or the wider street scene. The application is therefore consistent with Local Plan Policies set out in section 6.1 of this statement.
- 7.2 The proposed development complies with all relevant policies in the Development Plan and the National Planning Policy Framework. For the reasons set out in this report, the Council is urged to support the proposed development and grant planning consent accordingly.

Lewis & Co Planning
February 2013