

14th November 2012

Regeneration and Planning
Culture and Environment
London Borough of Camden
6th floor
Town Hall Extension (Environment)
Argyle Street
London WC1H 8EQ

Attn Ms Hilary Cuddy

Dear Sirs

RE: 2012/5013/P, 226 Finchley Road, NW3 6DH

Further to recent discussions I am attaching a revised copy of our drawing 1216-11B which we would be grateful if you would substitute for the earlier revision previously submitted. The drawing has been revised to indicate a new timber double hung sash window in lieu of the uPVC window previously proposed to the front bedroom window. This is the only window that is visible from the public domain and we have conceded to your request to change it back to timber to retain the character of the Conservation Area. However an inspection of the adjacent properties suggests that the majority of windows in the area are in fact uPVC already and the character of these properties has already been significantly compromised. It is the massing of the properties, the brick gables and the moulded brick surrounds to the entrance doors which we consider give the properties their remaining character and contributes to the overall character of the conservation area.

We would still like to replace the other windows to the flat in uPVC and would like the following observations to be considered

Side Elevation

There are 2 sash windows and a small casement window to this elevation that we propose to replace. These windows face onto a side passage and the side wall of No 224 (A similar 3/4 storey semi detached property in multiple occupancy) which is about 2metres away. The window openings to No. 224 are similar and these windows have already been replaced in UPVC. Any long views of these windows down the side passage are very obtuse such that the window frames themselves are hidden from view by the brick reveals.

Rear Elevation

The original windows to the rear of the property were removed when the existing single storey rear extension was constructed. We now propose to replace the timber windows and access door to this wholly unremarkable rear extension in uPVC. The floor level of this extension is approximately 1metre below the garden level and the cill level of these windows are at or about Ground Level and therefore less conspicuous than they otherwise would be. There is also an existing conservatory to the adjacent flat constructed from aluminium or uPVC which is the dominant feature of the rear elevation to No. 226. We consider that the windows and indeed the extension as a whole has no Architectural merit, the windows are not original to the building and changing them to uPVC will not cause any deterioration to the character of the Conservation Area and may actually improve it.

Planning

A quick check through the Camden planning website highlighted the following applications on adjacent properties:

Ground Floor Flat, 224 Finchley Road – 2011/5390/P

Permission was granted on 23/12/2011 for excavation to create a new flat at lower ground floor level with a lightwell to the rear. The approved drawings state that all new doors and windows will be uPVC.

Upper Ground Floor Flat No. 1, 226 Finchley Road – 2010/1508/P

Permission was granted on 01/06/2010 for a new rear extension with uPVC windows to replace the existing conservatory

The officers report includes the following paragraph:-

“.....The design and materials are considered to be acceptable and not considered to harm the appearance of the building. Although uPVC is discouraged within conservation areas, the position of the windows at the side and rear, and the fact the patio is at a lower level than the garden, mean that they would have limited visibility and therefore have a marginal effect on the appearance of the building and the character and appearance of the conservation area. Also, the existing bathroom window at this level has a uPVC frame. As such the extension is considered to comply with policy B7 (Conservation areas) and Camden Planning Guidance.....”

We consider that the proposed uPVC windows to our Clients flat will have a similar marginal effect on the conservation area as they occupy similar positions and therefore permission should likewise be granted to replace them.

We will attach as Appendix 1 photographs of the relevant properties, showing the existing mixture of window styles.

Yours faithfully

Michael Lees

Michael Lees BA(Hons), DipArch, RIBA
For Chelsea Square

Appendix 1

Photos



Rear of 226 Finchley Road showing existing mixture of uPVC and timber windows and existing conservatory to Flat 1



Rear of 224 Finchley Road showing existing mixture of uPVC and timber windows.

C H E L S E A S Q U A R E



Front elevation of 224 Finchley Road showing existing mixture of styles of uPVC windows



Front elevation of 226 Finchley Road showing existing mixture of timber and uPVC windows

C H E L S E A S Q U A R E



Front elevation of 228 Finchley Road (Langland Mansions) showing replacement uPVC windows