

Head of Development Services
Planning Department
London Borough of Camden
Camden Town Hall
Judd Street
London
WC1H 9JE

28 October 2011

Dear Sir/Madam,

RE FLAT 1, 98 Greencroft Gardens, London, NW6 3PH

Please find enclosed a planning application for fenestration alterations at the above named address. It is proposed to replace a window in the side elevation. The existing single glazed metal framed window would be replaced with a new double glazed timber casement window. Currently, the extant window has an opening top vent which is inaccessible and creates a visually awkward feature. The proposed window would remove the opening top vent to provide a cleaner aesthetic. Notwithstanding the visual improvement, the proposed window would have much improved thermal properties on account of its double glazed specification, helping to raise the energy efficiency of the host property.

Policy Considerations (incorporating Heritage Statement)

Camden Development Policies

The Development Policies document sets out detailed planning criteria that Camden Council use to determine applications for planning permission.

The application site is within the Swiss Cottage Conservation Area, however an online search reveals that the building is not listed. Policy DP25 (Conserving Camden's Heritage) of the Camden Development Policies document is relevant to the proposal and states (in part):

'In order to maintain the character of Camden's conservation areas, the council will:

- A) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*

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- B) only permit development within conservation areas that preserves and enhances the character and appearance of the area.'*

Also relevant to the development proposal is Policy DP24 (Securing High Quality Design) which states (in part):

'The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- A) character, setting, context and the form and scale of neighbouring buildings;*
- B) the character and proportions of the existing building, where alterations and extensions are proposed;*
- C) the quality of materials to be used.'*

Camden Core Strategy

The Core Strategy sets out the key elements of Camden Council's vision for the borough.

Policy CS14 (Promoting high quality places and conserving our heritage) is relevant to the development and states (in part):

'The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- A) requiring development of the highest standard of design that respects local context and character;*
- B) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens.'*

The applicant considers the proposed window to be a sensitive replacement of the existing. The proposed use of good quality materials and the simple design would retain and enhance the character of the building, which in turn would preserve and enhance the character of the Swiss Valley Conservation Area. The development thereby accords with Policies DP24 and DP25 of the Development Policies document and Policy CS14 of the Core Strategy.

Window Details

The photographs below highlight the window to be replaced.



Figure 1- External photograph of the existing window to be replaced.

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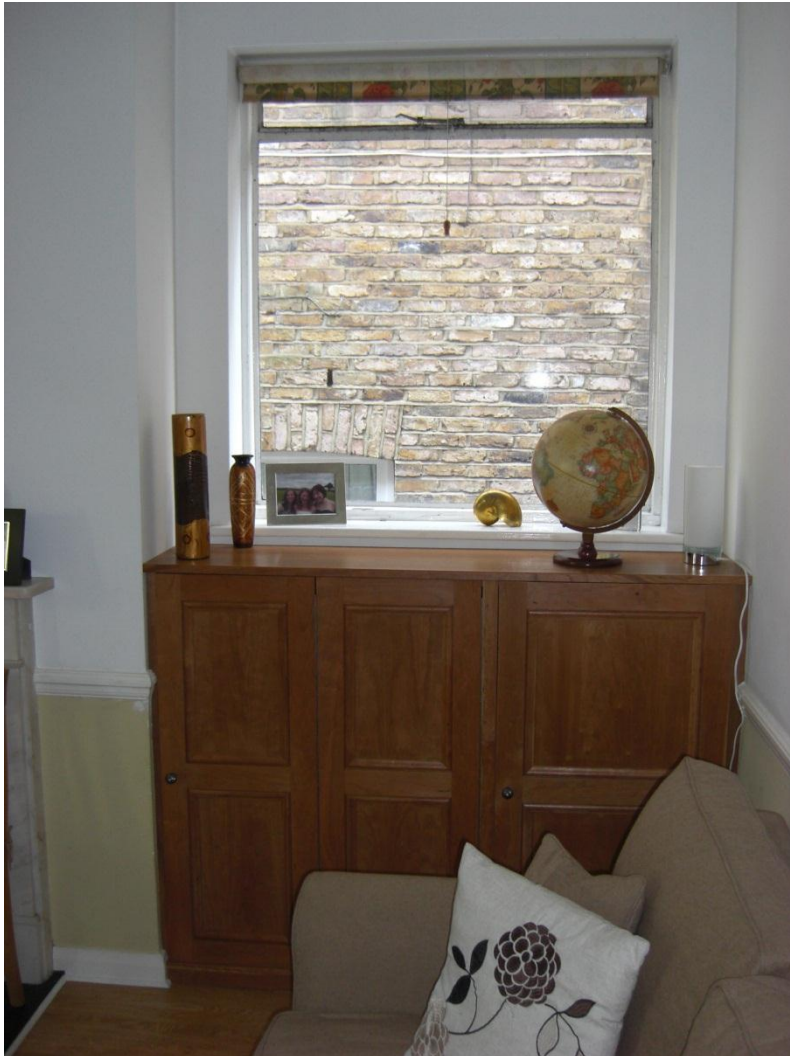


Figure 2- Internal photograph of existing window to be replaced.

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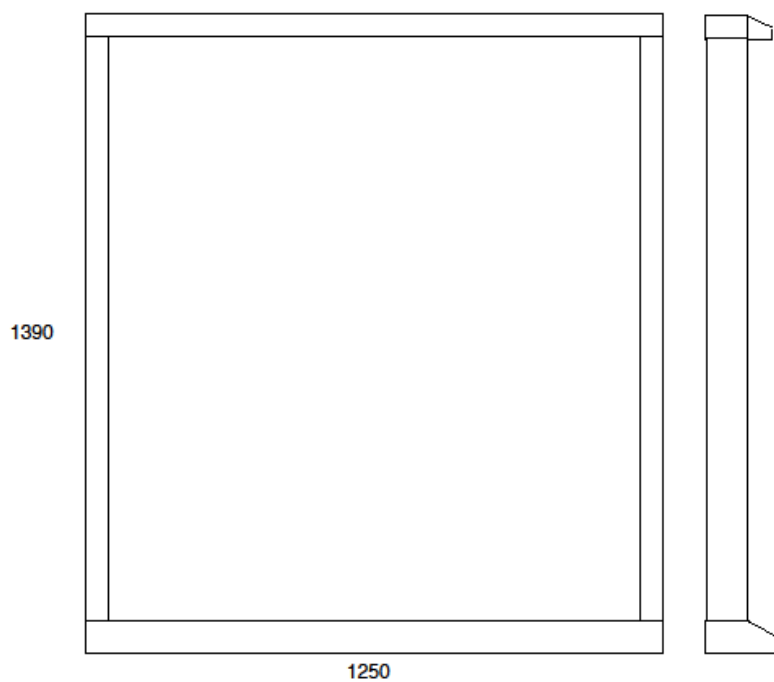
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Window C/03



20111017 - ACORN Planning Application - Mark Philips
Window Elevation. Scale 1:10. Tolerance +/- 10mm

Figure 3 - Proposed plan of double-glazed timber casement window.

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Design and Access Statement

The use of the property would not change and the amount and scale of development is in keeping with the application site. The layout of the flat would not be altered by the development and there are no landscaping proposals as part of the scheme. The design of the replacement window is such that the character and appearance of the building would not be adversely affected by the proposed changes. No access alterations are proposed.

Conclusion

The proposed window alterations would not detract from the character of the existing property nor the conservation area, and would benefit the energy efficiency of the property by providing double glazing. The applicant has reviewed the relevant local planning policies and considers the proposed development to comply.

If you require any further information please do not hesitate to contact us.

Yours faithfully

Ben Ponting

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