

# MORFIELD EVEREST

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CHARTERED BUILDING SURVEYING

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Our ref: CamdenCouncil12.rm

Your ref:

5<sup>th</sup> March 2015

Planning Department  
London Borough of Camden  
2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London, WC1H 9JE

Dear sirs,

**Re: 15 Akenside Road, London, NW3 5BT**  
**Application for planning permission for replacement upvc windows with ultra-slim aluminium windows incorporating re-design to improve health and safety and ventilation problems.**

**Planning and Design / Access Statement**

I detail below the **Planning and Design / Access Statement** for the above proposed works.



15 Akenside Road comprises a four storey block of 14 flats with double glazed upvc windows.

The windows are in poor condition and have now reached the end of their economic life. The proposal is to replace the windows to the front and rear elevation reception windows with ultra slim coated aluminium framed windows with alternative design to deal with health and safety and ventilation problems that current exist.

Planning application reference 2014/7858/P was granted on 16<sup>th</sup> February 2015 for replacement of all existing upvc windows with ultra -slim aluminium windows as current design. Subsequent discussions with Mr Yeung confirmed that redesigned windows to the front and rear elevations serving the main receptions to each flat to provide improved health and safety and ventilation requirements would be welcomed, free to apply for and likely to be approved. (R. Yeung email dated 23/03/2015 refers).

The planning design and access statement has been assessed as above and as follows:

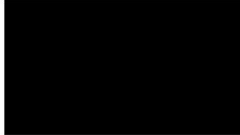
#### Assessment

- |                          |   |   |
|--------------------------|---|---|
| Physical and Involvement | - | <p>The window materials will change from plastic to coated aluminium which is considered an improvement within a Conservation Area.</p> <p>The proposed window frame sections will have a substantially reduced thickness and therefore less prominent in appearance.</p> <p>The current arrangement whereby children can currently climb up and out of the large main reception opening casement windows will be eliminated.</p> <p>Having an additional 2no. opening casements will help improve the control of ventilation in the front and rear receptions.</p> <p>Such works would have no impact on the amenity of any adjoining occupiers.</p> <p>The proposal is considered to be an enhancement to the character and appearance of the conservation area, appearance of the host building, street scene and the Fitzjohns Netherhall Conservation Area because of the design and materials proposed.</p> <p>The proposals have paid special attention to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.</p> |
| Social                   | - | <p>People in the area will not be adversely affected by these works.</p>  |
| Economic                 | - | <p>The development proposals will have no impact on the local economy or value of the land, and will not affect any other development options.</p>  |

Planning Policy - The development proposals are consistent with Development Plan policies.

I trust the above provides sufficient explanation for this planning application, but please do not hesitate to contact me if you have any queries.

Yours sincerely,



Robert Morfield  
Morfield Everest