

Project **Belsize Park, Parkstead Lodge**

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Date: November 2015

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## **1 Introduction**

- 1.1 This statement has been prepared in support of the application for Full Planning Permission to remove existing single glazed windows and replace them with new purpose made, double glazed, hardwood windows.

## **2 Description of the Property**

- 2.1 Address:  
Parkstead Lodge  
31 Upper Park Road  
London  
NW3 2UL
- 2.2 Parkstead Lodge is an apartment block, constructed circa 1970 and is situated in the Parkhill & Upper Park Conservation Area.

## **3 Design Proposals**

- 3.1 The proposals comprise removal of existing single glazed windows, to be replaced with new double glazed units with hardwood frames, designed to match the original as closely as possible.
- 3.2 No change of use is proposed
- 3.3 No alterations to the layout are proposed.

## **4 Access**

- 4.1 No alterations to the access are proposed.
- 4.2 There are no Highways considerations relevant to this proposal

## **5 Relevant Planning Policies**

- 5.1 Planning Policy CCI, item 8.13: Retrofitting existing buildings

“the council will support applications that seek to sensitively improve their energy efficiency.”

The proposals will improve the energy efficiency of apartments.

- 5.2 Planning Policy DI, item 7.8: Details

“Architectural features on existing buildings should be retained wherever possible, as their loss can harm a building by eroding its detailing. The insensitive replacement of windows and doors can spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group.”

Proposed window details will be designed to match the original as closely as possible.

5.3 Planning Policy DI, item 7.9: Materials

“Schemes should incorporate materials of a high quality. The durability and visual attractiveness of materials will be carefully considered along with their texture, colour, tone, and compatibility with existing materials. Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.”

Proposed Sapele window frames will be durable and will compliment neighbouring buildings.

**6 Conclusion**

6.1 The proposals will have a minimal impact on the conservation area, with repairs and upgrades making a small improvement to the appearance of the building.