

CC/JR/P6808
9th October 2017

Director of Planning
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

Planning Portal Ref: PP-06430332

Dear Sirs,

Apartment E, Mount Tyndal, Spaniards Road, London, NW3 7JH
Full Planning application for proposed alterations to windows and doors

On behalf of our client Mr and Mrs Graff, the owners of apartment E within the above property, we write in support of a full planning application for alterations to the existing windows and doors. The requisite application fee of £172.00 has been paid to the Council online. For your assistance, the following information is enclosed:

- Existing and Proposed Elevation Drawings
- Window and Door Specification Drawings
- Site Location Plan
- Site Photographs
- CIL Form

The Property

The property is a five storey, detached, apartment block with under-croft parking built in the early 1970's. The property has an irregular shaped design comprising brick walls, anodised aluminium windows, painted metal railing balustrades and various multi-level terraces. The property is located on the east side of Spaniards Road near the border with Barnet and adjoins the heath. The site is enclosed by trees and well screened in views from the heath. The property is not listed but is within Hampstead Conservation Area.

This application relates solely to Apartment E which is on the 1st floor with terraces facing the southern side. The windows and doors subject to the proposals are all located at the rear of the property and are not visible from adjoining properties or Spaniards Road.

Planning History

There have been a significant number of planning applications for minor alterations to the property over the past 10 years, ranging from balustrades, replacement windows, new staircases and

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extensions. Planning permission was recently granted in March 2017 for the replacement of all windows of Apartment D. Planning permission was approved in 2008 for alterations to Apartment D including works to the terrace and windows.

Specifically relating to the application site, planning permission was approved in 2009 for '*Alterations to elevations and terraces of 1st floor Apartment on south side, including the relocation of doors and windows, removal of spiral staircase and installation of new staircase and balustrading*'. (ref: 2009/3274/P).

In addition, planning permission was granted in 2004 to upgrade and change the window design to Apartment C which is positioned on the front of the property

Pre-Application Advice

In advance of this application, the applicant sought pre-application advice from the Borough (ref: 2017/4749/PRE) which confirmed:

- It is considered that the proposed window and door replacements will not result in harm to the character of the building and as such will preserve the character of the wider conservation area.
- A future planning application for a scheme to replace the windows and doors of Apartment E must demonstrate that the window frame colour is matched accurately to existing and those of adjacent flats.
- Provided this is achieved, and matching tinted glass is used, the proposal can be considered to preserve the building's character and that of the wider conservation area, and would not impact on neighbour amenity.

Following the positive pre-application response, the applicant has progressed with the full application.

The Proposal

This application seeks to replace the windows and doors to apartment E for life expectancy, insulation and design reasons. The existing windows are all original and are now at the end of their service life and require replacement. Our client would like to replace them without the mullion rails to improve the appearance and views. The proposed windows will be of the same size, design and anodised material however without the mullion rails. It is also proposed to replace the existing doors on elevation 2, again without the mullions. No changes are proposed to the existing balustrade or spiral staircase which screens the majority of the windows and doors when viewing from ground or upper floors.

The colour of the windows and doors will match those of Apartment A and the changes will be very discrete. The original and irregular façade and window design details will enable the changes to be made with minimum impact on the overall appearance of the building.

The proposed alterations would be on the side and rear elevations of the building and would not be visible from Spaniards Road. It is not considered that the proposal would have any detrimental impacts upon the character or appearance of the conservation area, nor would the proposal result in any detrimental impacts upon the residential amenity of surrounding properties.

Please find enclosed detailed elevations and specification details of the windows and doors which explain the proposal further.

Planning Policy

The proposed window and door detail has been designed in line with the recently adopted Local Plan (July 2017) and Camden's Supplementary Guidance. In accordance with Policy D1 'Design' of the Local Plan, the proposal respects the context and character of the host building, is sustainable in design and construction, will be of a high quality material which complements and integrates well with the host building. The proposals are located within the rear of the property and not visible from street level. It is considered that the proposed changes will not be noticeable within the overall context and design of the building.

In line with Camden's Supplementary Guidance on Design (2015), the proposed replacement windows and doors match closely in terms of type, glazing pattern, proportion, material and overall size of the existing windows and doors.

Summary

Our client has already obtained pre-application advice which confirms the proposed alterations are considered acceptable. This application therefore seeks formal planning permission for the alterations.

The proposed alterations are very minor and will not be noticeable within the overall busy context of the building design. It is not considered that the proposal would have any detrimental impacts upon the character or appearance of the Conservation Area, nor would the proposal result in any detrimental impacts upon the residential amenity of surrounding properties.

We trust the enclosed information is sufficient to validate our client's application and we look forward to a swift and positive outcome. Should you have any questions or wish to discuss, please do not hesitate to contact the undersigned.

Yours faithfully

Claire Clark

For and on behalf of
Rolfe Judd Planning Limited