

23 Langbourne Avenue
London N6 6AJ

mark@metafour.com

24th November 2017

Planning Department
Camden Council

Re: Planning application for replacement windows to 23 Langbourne Avenue

Dear Camden Planning Department,

Thank you for your feedback on the above planning application.

You requested a front elevation of the building before and after the proposed works; I have now attached this to the application.

You also suggested that I provide more information on the proposed changes to the windows and how they relate to the remainder of the street.

The application is to replace the three front windows of the house because the existing windows have reached end of life, having started to rot, and do not meet modern energy standards. The existing windows are white single-glazed wood; the proposed windows are white double-glazed wood. Two changes are proposed:

1. The two large bay windows currently have no glazing bars. The small upstairs windows does have glazing bars. The application is to omit the glazing bars in the small window to bring it into line with the rest of the house.
2. The wood window frames are currently narrow. Double-glazing requires much thicker frames so it is not possible to replace like for like while meeting modern insulation standards. The application is therefore to reduce the number of windows from six to five to retain the current proportion of glass to frame.

We are keen that our house continues to match its original style and the other houses in the street and I have carried out a survey of the other houses in Langbourne Avenue (excluding the corner properties and the mansion blocks as they do not have equivalent windows).

The 35 houses are semi-detached mock Tudor properties which at first glance appear identical but which are actually in a variety of designs.

1. 22 of the 35 houses (63%) have no glazing bars on the main sections of their windows.
2. 24 of the 35 houses (69%) have five windows in the bay; only 11 have six windows.

Our intention is to make the minimum sensible changes to meet modern insulation standards and to retain the existing style. The proposed changes achieve this and the two proposed changes match the clear majority of the other houses in the street.

Yours sincerely,

Mark Rogers