

12a Orde Hall Street
London WC1N 3JW

**Planning Statement
Incorporating Heritage Statement &
Photographic Survey**

To accompany a householder planning application for one replacement external window, and two replacement external doors.

22nd November 2019

POYNTS WORKS

1. INTRODUCTION

12a Orde Hall Street



Figure 1
Aerial view of existing property.

No. 12a Orde Hall Street is a flat situated in the London Borough of Camden. The property is located in the Kentish Town Conservation Area. The property is not a listed building.

This statement supports a householder planning application for one replacement external window and two replacement external doors, and other minor external alterations. The existing window and doors are to be replaced within the existing structural openings, however the design of the proposed window and doors differs from the existing.

This statement identifies the design intent of the proposal. It also highlights relevant planning policy in relation to this application.

This statement should be read in conjunction with:

Documents

- Completed householder planning application form
- Completed Community Infrastructure Levy (CIL) form

Drawings

- Site location plan
- Existing and proposed block plans
- Existing and proposed floor plans
- Existing and proposed elevations.



Figure 2
Photo of external frontage

2. SITE AND SURROUNDINGS

No. 12 Orde Hall Street is a brick-built, four storey, mid-terrace property.

The property is a single dwelling house and benefits from Householder Permitted Development rights.

3. RELEVANT PLANNING HISTORY

The following applications are relevant to this householder planning application:

Application number - 2017/3361/P

Site address: Flat A, 26 Orde Hall Street, London, WC1N 3JW

Application description: Replacement of existing rear side door with new timber framed door and installation of rear side timber framed window in new opening.

Application decision: Approve with conditions. 7th August 2017.

4. PHOTOS



Figure 3
Photograph of rear elevation, showing window to be replaced at lower ground floor (situated within rear lightwell).



Figure 4
Photograph of rear elevation, showing external door to be replaced.

Camden Local Plan 2017

Relevant sections of relevant policies are copied below for ease of reference, followed by a description of the proposed works in relation to each policy.

"Policy A1

Managing the impact of development

The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

We will:

a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;

The factors we will consider include:

e. visual privacy, outlook;
f. sunlight, daylight and overshadowing;"

The proposed external replacement window and two proposed external replacement doors will be situated within the existing structural openings of the property. The size / shape of the proposed elements will match the existing elements. Therefore the amenity of the occupiers and neighbours will be protected.

The design of the new casement window will increase sunlight and ventilation to the existing bedroom.

5. RELEVANT PLANNING POLICY & GUIDANCE

"Policy D1

Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- e. comprises details and materials that are of high quality and complement the local character;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

The proposed external replacement window and two proposed external replacement doors will respect the local context and character of the area by using traditional materials and finishes.

The replacement elements will improve the overall thermal performance of the property, thereby improving the sustainability and reducing the energy required to heat the home. In turn, this will also provide a higher quality of residential accommodation.

The proposed replacement rear window at lower ground floor incorporates a trickle vent which complements the existing building services.

5. RELEVANT PLANNING POLICY & GUIDANCE *(continued)*

“Policy D2 Heritage

In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;”

The proposed external replacement window is located on the rear elevation at lower ground floor, and this window is completely obscured from neighbouring / public views due to tall garden boundary walls and because the window is located within a lightwell. Therefore the proposed design will respect and preserve the character and quality of the conservation area.

The proposed external replacement door to the rear elevation at ground floor incorporates a glazed panel, and timber frame with painted finish.

The existing door is non-original.

The proposed door, with traditional materials and finishes, will preserve the character and quality of the conservation area.

The proposed external replacement door to the front elevation is located within the front light well, and largely obscured by external steps leading to the main front entrance of the property. The existing door is non-original, with a timber frame and small glazed panels to the upper section, and painted finish.

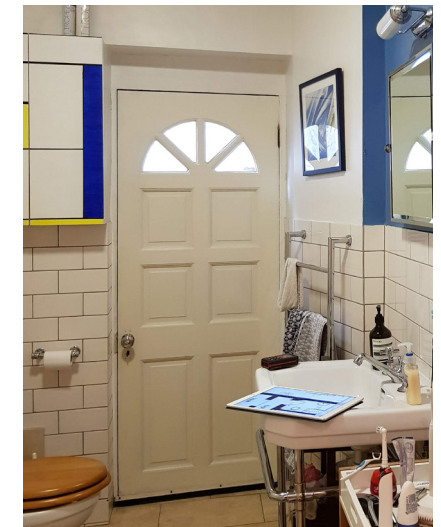
The proposed door incorporates a timber frame with painted finish, and a larger area of glazing. The glazing is to be obscured. The proposed door, with traditional materials, finishes and design, will preserve the character and quality of the conservation area.

END.

POYNTS WORKS



Figures 5 & 6
Photograph (above) of front elevation (front lightwell), showing external door to be replaced.



Photograph (right) showing internal view of the same door.