This statement has been prepared in support of the application for listed building consent to change the existing crittall windows to upvc double glazed windows at Flat 101 Regency Lodge Adelaide Road, Swiss Cottage. London, NW3 5EB. The application follows pre-application consultations with the Planning Advice and Information Service (Camden Council).

**APPLICATION SITE APPRAISAL**: The application site is currently a flat within the existing block of flats dwelling Regency Lodge, Adelaide Road, Swiss Cottage, London. It is situated on the 1st floor of block 9.

**DESIGN PROPOSAL** Overall, the applicant aims to achieve a high standard of design and the following considerations have therefore been taken into account:

1. The new windows will prove aesthetically pleasing to Regency Lodge by onlookers to the building - given its current position in the complex. This will also increase the value of the complex as a whole

2. The existing crittal windows have remained unchanged for more than 15 years and are currently rotten and unsupported by the structure fo the building – as seen by the cracks in the building.

3. The change to upvc windows will align to the existing look of 95% of other flats in the building, as these have been changed

4. The new windows will provide extra security and protection to children and my older parents due to the locks in the windows

**HIGHWAY CONSIDERATIONS** There are no Highway considerations relevant to this proposal, as the existing access from Regency Lodge will be used.

**TREES and HEDGES** There is no landscape work needed

**FLOODING** Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site.

**POLICIES** This proposal has been designed with regard to the Camden Local plan (adopted 3rd July 2017) and in particular to Policy H3, CC1, CC2, C5 of the Camden local plan.

**ACCESS** This application is in a sustainable location. The proposal will not lead to any increase in traffic therefore it is considered to be a sustainable use of the site.

**CONCLUSION** Overall, therefore, the enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with a sympathetic scale, form and massing and the use of appropriate materials.