



SQUARE FEET ARCHITECTS

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Planning Department
LB Camden
5 Pancras Square,
London N1C 4AG

23rd October 2020

Re : D&A STATEMENT for HOUSEHOLDER APPLICATION @ 9 PERCEVAL AVE., NW3 4PY

Proposal – The proposals is for the following –

1. replace existing rear doors at the rear from the kitchen with slightly larger sliding doors
2. replace existing metal grille over rear lightwell with walk-on glass
3. replace existing plastic barrel rooflight son rear extension with flat double-glazed units.
4. replace windows to the rear 'sitting area' with new upgraded windows to match those metal framed windows installed at the front of the house.

Note the proposed drawings indicate a rooflight to the side elevation which was recently approved, but not yet implemented.



Planning Background – The site is located in the Fitzjohns Netherhall Conservation Area.

The street is briefly mentioned in the Conservation Area Appraisal as being a later intervention than other streets in the area. The appraisal mentions only the materiality and steep tiled roofs of the houses. No.11 is not mentioned specifically.

The front façade is not proposed to be changed. Any alterations to the property will occur at the rear of the property which is not visible from the public realm.

We note that the house has been extended to the rear previously (Ref P9602207R3), also into the basement (Ref 2003/3474/P).

Design – our clients asked us to help them create an interior with better flow and connectivity between the kitchen, living and dining spaces.

The existing kitchen is a little limited in terms of space and storage, and so some internal reconfigurations and overall fabric improvements are proposed.

1. The new sliding doors at the rear would be slimline aluminium, high performance thermally broken three panel sliding doors.
2. The rear light well is currently covered with a metal grille, and partly timbered section. Walking on this is quite impractical and for the comfort and safety of the family is proposed to be replaced with a walk-on glass panel. (Note we have taken building control advice in that, where this might have once formed part of a means of escape from the basement, current regulations would not require it.)
3. The existing rooflights in the rear flat roof are of poor quality, thermally and acoustically, and for the comfort of the family and fabric performance are proposed to be replaced with new double glazed units.
4. Also at the rear the existing galvanised pair of windows and doors to the sitting area, are proposed to be upgraded with windows to match in style and material as the white metal framed windows that have been fitted at the front of the house.

All of the above proposed elements are relatively minor in nature and are at the rear. They would not affect any neighbours privacy or amenity, and would not be detrimental to the conservation area.

We note that all of the above apart from the new covering to the rear light well (Item2) would be deemed 'permitted development' but have included all here in this Householder Application for clarity and conciseness (as advised in emails with your Josh Lawlor dated 22.10.20).

Access – the works would be fully in accordance with Part M of the building regulations.

Conclusion – the proposals have been closely considered with regard to design, conservation, amenity and access and are compliant with all your policies and guidance.

If you have any queries or comments please do not hesitate to contact this office.

Kind regards,



Daniel Leon
For and on behalf of **SQUARE FEET ARCHITECTS LTD.**

PHOTOS:



Photo of the existing rear doors (proposed to be replaced - item 1) and the existing metal/timber grille over the lightwell (proposed to be replaced - item 2)



Photo of the existing rooflights over the ground floor extension (proposed to be replaced - item 3).



Left: Photo of the existing rear doors to the sitting room (proposed to be replaced - item 4). Right: The existing front 'white metal framed' windows which will be the model for the new ones at the rear.