

## SUPPORTING INFORMATION AND EVIDENCE

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### 1.0 Background

- 1.1 The alteration to the first floor window to incorporate a door has been in existence for a period in excess of four years. As such, formal planning consent is now sought in respect of a Certificate of Lawfulness for the alteration of the former first floor front sash window to a part sash window and door, in a modified opening.

### 2.0 Supporting evidence and documents

- 2.1 Below is a copy of the building contractors original quotation for the building works involved (Refer JMF Joinery LTD quotation of 10/12/2016)
- 2.2 Also below is a copy of correspondence from the aforementioned contractor attesting as to the nature and timing of the relevant works he subsequently completed. (Refer JMF Joinery letter of 17/06/20)
- 2.3 Refer to drawings which record both the original plans, sections, and elevations relevant to the change, and the completed works. (Refer drawings 1326/2A; 1326/3B; 45/FIRST/FE; 45/FIRST/AA; 45/FIRST/E/SECT; 45/FIRST/P SECT; and 45/BP).
- 2.4 Attached are photographs 45/P1, 45/P2 and 45/P3 showing original and completed works

### 3.0 Additional considerations and design issues

- 3.1 The host property is in the Belsize Park Conservation area.
- 3.2 It is a detached three storey pitched roof red brick building (built 1885) with a unique facade, having both square and splay bay projections of different heights, and a central pedimented ground floor entrance bay. It also has unique stained glass (top section) sash windows at first floor level on the front facade.
- 3.3 There are a considerable existing precedents, in the immediate locale, in similar Victorian detached red brick properties, for doorway access to the flat roof areas of (both squared and splayed) bays on the front elevation, either at first or at second floor level.  
Refer to the following buildings:  
a) Eton Avenue: No.'s: 42, 56, 58, 65, 67, 71 and 73  
b) Strathray Gardens: No.'s: 5, 8 and 12  
c) Lambolle Road: No.'s: 2 and 4  
d) Lancaster Grove: No.'s 45, 53, 55, 57, and 59

- 3.4 The relationship of the property to the left of the facade of No.45, (viz No's 43A and 43) where the mass of these buildings is staggered as one approaches (from No.43 side) towards No.45. This ensures that the modified part of the facade of No.45 is either totally obscured, or is at least significantly hidden from view. The impact of the change is therefore de-minimis when viewed from the left.
- 3.5 The presence of a large and mature evergreen tree in the adjacent garden of 43A also serves to significantly obscure the balcony zone when viewed from No. 43A side. Again this reduces the visual impact of the change to one of virtual insignificance.
- 3.6 The existence of the double storey bow bay to the right of the facade of No.45 also serves to screen the change almost entirely when viewing the property upon approaching from the right hand side. As before, the visual impact of the change is negligible.
- 3.7 At the level of the first floor itself, the screening afforded by the side blank brick wall of No.45A, together with the bulk of No.43 immediately beyond, ensures that the change has no adverse impact on the relationship to other buildings.
- 3.8 The change also has no adverse impact whatsoever on adjoining buildings in respect of; privacy, view, sense of enclosure, daylight or sunlight.
- 3.9 In addition, there is no adverse impact on sustainability as existing facilities are used.
- 3.10 Indeed, the change facilitates the provision of an additional amenity (i.e a private south facing outdoor space) for the use of the occupants. This feature will positively contribute to their physical and mental wellbeing.
- 3.11 The incorporation of the faux hedge and freestanding planters on the balcony parapet provides significant screening, in addition to "greening" the facade, thereby providing both ecological and aesthetic gains. As a result, the change to the window spandrel is not even apparent from the public realm. Therefore the character of the building remains unaffected.
- 3.12 The unique stained glass lead lights to the upper part of the original sash window are carefully retained. Again this ensures that the character of the building is unaffected.
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JMF JOINERY LIMITED  
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020.7435.0462 (office)  
07850.376.293 (mobile)

QUOTATION

10.12.2016

Schedule of works for: -

Flat B, 45 Lancaster Grove, London NW3 4HB

- 1 Remove existing lower sash window.
- 2 Remove brick spandrel panel and make good jambs
- 3 Supply and fit new double glazed external timber door  
complete with ironmongery and seals
- 4 Alter door lining
- 5 Supply and fit new timber threshold
- 6 Decorate all new woodwork (white)
- 7 Carry out remedial work to flat roof covering and flashings
- 8 Supply and fit new timber decking to balcony area
- 9 Supply and fit box frame; fit free issue vegetation to form hedge

|             |            |
|-------------|------------|
| TOTAL COST  | £ 3,386.00 |
| Vat         | £ 667.20   |
| Grand total | £ 4,053.20 |

Payment terms: On completion of the works

Vat No  
681 516 429

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Re: Works to First Floor Flat B  
45 Lancaster Grove, London NW3 4HB

17.06.2020

TO WHOM IT MAY CONCERN

I confirm having carried out alteration works at the above property in January 2017, to install a new door in an altered window opening to give access to the existing flat roof area at the first floor front level.

The works were as scheduled on the attached invoice, and were completed in January 2017

Yours

 ..... On behalf of JMF Joinery Limited

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