



63 PRINCESS ROAD, LONDON NW1 8JS

Design and Access Statement

For Daniel Robinson January 2021

Revision A August 2021

1. The proposal

The purpose of this planning submission seeks to grant permission for the works described in this document. The works were carried out in August 2020.

1.1 Replacement of front four panelled door with new six panelled door.

1.2 Replacement of front metal window with new aluminium window located within the light-well on the front elevation.

1.3 Replacement of four timber windows and two timber doors located on the rear elevation with aluminium windows / doors. Replacement of rear side white timber window with aluminium anthracite colour door.

1.4 New position of external rear stair in the garden. Replacement of metal railing located on the rear balcony stairs with glass balustrade framed in anthracite colour steel.

2. The precedents

There are a large number of precedents of different styles of windows and doors in Princess Road and streets around it. Also, some of the proposed works were approved in a previous planning permission in a similar design.

2.1 There are a variety of front doors on Princess Road: four panel, six panel and no panels. There are six panel doors at 4, 13, 24c, 28a, 35 and 47.

2.2 There are various PVC and aluminium basement windows in Princess Road and surrounding areas. Including windows identical to ones proposed in Chalcot Road, they can be found at number 5 and 20 as well as 7 Fitzroy Road.

2.3 The proposed new windows and doors to the rear match existing aluminium windows on mansard roof. Examples of identical doors can be found facing the rear of the properties of Edis Street.

2.4 Although with a different design, the proposed stair location and a glass balustrade was approved for the same property on previous planning submission REF: 2017/6265/P

3. Conclusion

Despite the fact that some alterations have taken place already, we believe that due to the large number of precedents in the street, consent should be granted for this application.



Example of 6 panelled door at 35 Princess Road
Image: Google Maps.



Example of 6 panelled door at 47 Princess Road
Image: Google Maps.



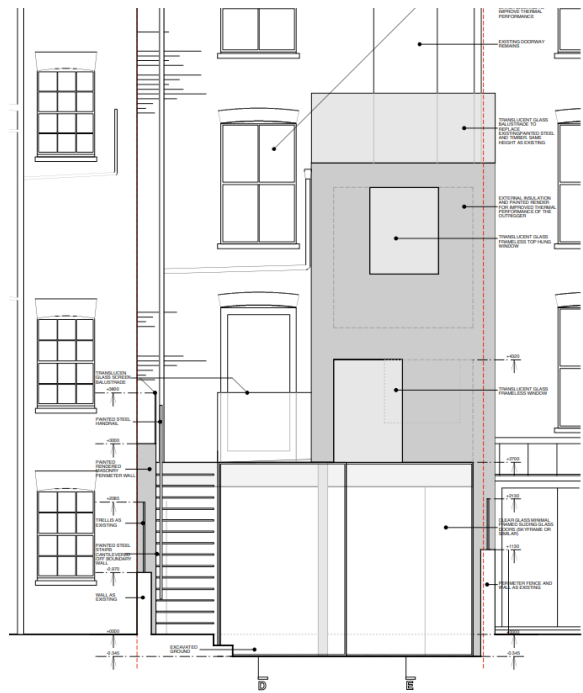
Example anthracite aluminium window within light-well at 5 Chalcot Street.
Image: Google Maps.



Example anthracite aluminium window within light-well at 5 Chalcot Street.



Example of aluminium doors facing rear elevation of the property at 17 Edis Street.



Approved rear elevation with change stairs location and glass balustrade. REF: 2017/6265/P