

Address: Flat 1, 18 Lyndhurst Gardens, NW3 5NR

Date: October 2021

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Design and Access Statement



Proposal: Replacement of windows and door to Flat 1

The property is located within the Fitzjohns/Netherall Conservation Area. The property is not listed but is adjacent to listed properties. The site is located in the London Borough of Camden.

The property is a large semi-detached early 20th century town house divided into four self-contained flats. The front elevation comprises a mixture of red and yellow stock brickwork similar to other houses in the street. The application property is three storeys in height.

Its frontage features decorative gables, double bay windows over two floors and a decorative front entrance porch.

The proposal relates to Flat 1 only. The proposal is to replace 6 windows and 1 door. The windows will be white timber sash, double glazed to match as close as possible to the existing windows. The door and top panel will also be timber framed double glazed to match the appearance of the existing door. No other changes are proposed to the property.

The proposal will not have a detrimental impact on the neighbours amenity or on the character of the property or adjoining properties. The proposed choice of materials are sympathetic to the character of the Conservation Area.

The purpose of the new windows and door is to upgrade the thermal protection of the property and to replace the rotten timber windows which were leaking and were in need of replacement. The proposal will help preserve the special character of the property for many more years.

No changes are proposed to the access to the property.