

Planning Statement

70c Maresfield Gardens
London
NW3 5TD

Prepared on behalf of

London Brought of Camden
5 Pancras Square
Kings Cross
London N1C 4AG

Job No: 2520766

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CONTENTS

| | | |
|------------|----------------------------------|----------|
| 1.0 | Introduction | 3 |
| 1.1 | General | 3 |
| 1.2 | Structure of the Statement | 3 |
| 2.0 | Understanding the Context | 3 |
| 2.1 | Site Description | 3 |
| 3.0 | Design | 4 |
| 3.1 | Description of the Proposal | 4 |
| 3.2 | Use | 4 |
| 3.3 | Layout | 4 |
| 3.4 | Appearance | 4 |
| 4.0 | Access | 4 |
| 5.0 | Summary & Conclusion | 4 |

1.0 INTRODUCTION

1.1 General

- 1.1.1 This Planning Statement has been prepared by Pellings on behalf of the London Borough of Camden. It accompanies the full planning application for the removal of two existing single-glazed timber windows and replacement with new double-glazed timber windows to the kitchen of a flat. The replacement windows to be compliant to BS 644:2012.
- 1.1.2 This statement is written following the guidelines set out on the camden.gov.uk website for submitting planning applications.

1.2 Structure of the Statement

- 1.2.1 The following sections of the Statement comprise:

- Section 2.0 - Understanding the Context
 - Site Description
- Section 3.0 - Design
 - Description of the Proposal,
 - Use,
 - Layout, and
 - Appearance
- Section 4.0 - Access
- Section 5.0 - Summary and Conclusion

2.0 Understanding the Context

2.1 Site Description

- 2.1.1 70 Maresfield Gardens is a detached two-storey Georgian style villa, constructed circa late-1800s. The property has been divided into eight self-contained flats and is located within a residential area with numerous properties of a similar style and age. It is situated close to the corner of Maresfield Gardens and Netherhall Gardens. The closest over ground train station is Finchley Road & Frognal.
- 2.1.2 The façade of the building is constructed of fair-faced solid brickwork with decorative brick quoining to the corners and decorative pillars and arch above the main block entrance door. The roof is constructed of a hipped timber frame system with clay tile finish, a central flat roof area with dome light, and chimney stacks are present. The eaves soffits have decorative dentils. Rainwater goods are located externally, and primarily consist of cast-iron eaves gutters and downpipes. Bay windows are present to the flank elevations.
- 2.1.3 Windows were originally single-glazed timber sash and casement units, but historic ad-hoc window upgrades have previously had planning applications consented to resulting in a number of double-glazed timber framed units serving some of the flats.
- 2.1.4 The external curtilage consists of grassy landscaping containing shrubs, bushes and trees, and an ornate footpath with a central garden piece leading to the block front door. The external low-level brick boundary wall separates the property and its land from the public highway.

2.1.5 Flat C (where the works are proposed) is located along the flank of the building.

3.0 Design

3.1 Description of the Proposal

3.1.1 The works are to remove the two existing timber framed single-glazed casement windows due to rot and replace with two timber framed double-glazed casement windows of a similar design.

3.2 Use

3.2.1 The property is a residential street property comprising of eight self-contained flats.

3.2.2 The property will continue to be in use by the residents during the works

3.2.3 The property is located within the Fitzjohns Netherhall Conservation Area in Hampstead, Camden (designated 1st March 1984) and is not a listed building.

3.3 Layout

3.3.1 No alterations are required to the existing layout of any dwelling.

3.4 Appearance

3.4.1 The external building fabric will maintain its existing appearance, style and colour. The windows will closely copy the existing window design, apart from the size of the proposed top hung light being smaller to prevent a security risk. The reduction in size of the top hung casement light will put the window design back in line with the other windows on the block, as this was the style of window used prior to historic replacement of the kitchen windows.

4.0 Access

4.1 No changes to access are proposed and therefore access is considered not applicable.

5.0 Summary & Conclusion

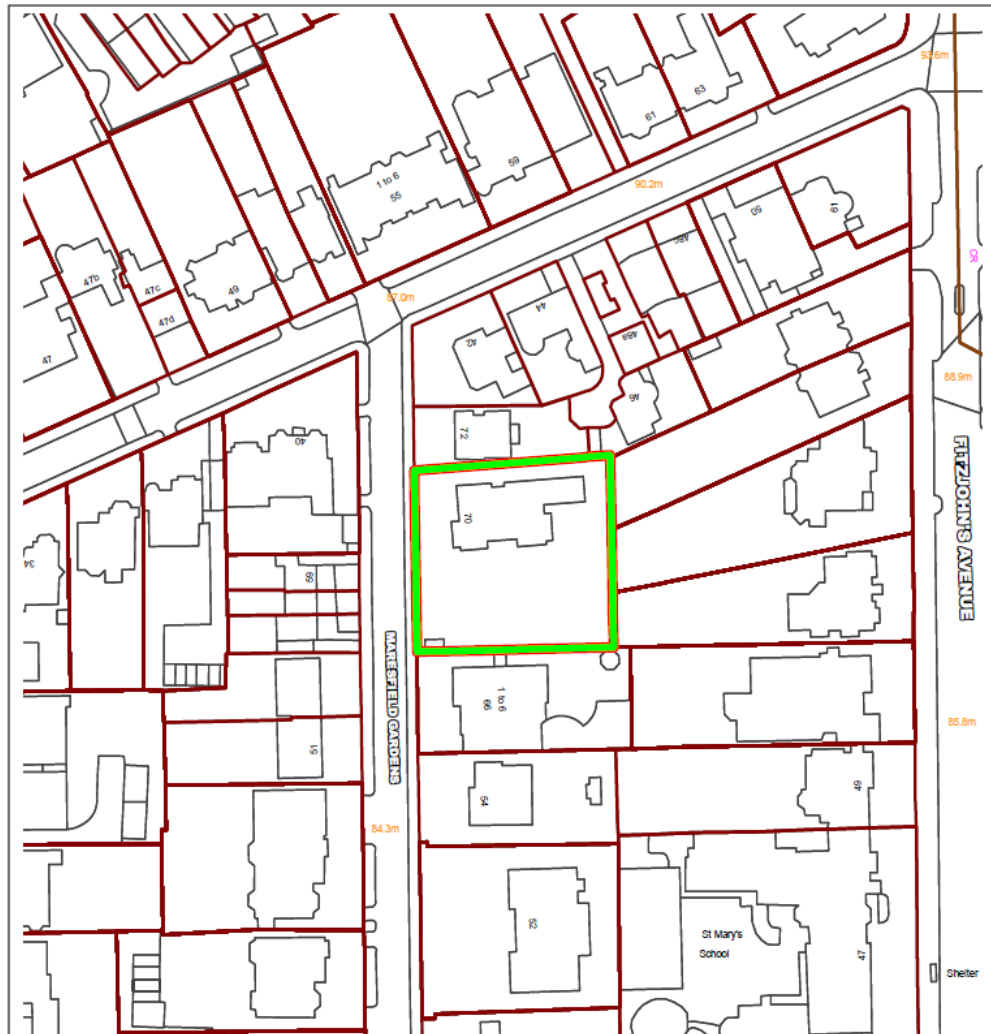
5.1 It is proposed to replace the existing rotting single-glazed timber windows on the flank elevation of the building within the kitchen of Flat C with new double-glazed timber framed windows of a similar style and design therefore maintaining the existing aesthetics as closely as possible.

5.2 This upgrade will have a positive impact on the resident as it will improve the thermal efficiency of the flat, mitigate condensation leading to mould and the associated health issues, and improve the security of the flat.

5.3 The upgrade works will not affect the look or character of the building or affect the character of the area. It should also be noted that the windows are located on the flank elevation of the building and therefore cannot be seen from the public highway.

5.4 Taking into consideration the issues detailed above, it is hoped that the proposal as outlined in this Planning Statement, and additional submitted documentation, will result in this planning application being successful and planning permission being approved.

Appendix



OS Plan of the site



Google Maps plan of the site

Appendix



Google Maps image of the site: vehicular access driveway leading to Flat C on the north elevation



Photos of the existing windows serving the Flat C, to be replaced.