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Planning Application - Supporting Statement

27 June 2022
9 Belsize Square
London, NW3 4HT

9 Belsize Square, Project description and supporting statement

Introduction:

This Planning Statement is written in support of an application seeking permission to replace existing single glazed windows to the front and side elevations of 9 Belsize Square, London, NW3 4HT. The following information and statement is intended to be read in conjunction with the drawings forming part of this planning application.

Similar proposals in the immediate surrounding area have been granted – including the granted proposed alterations from single glazed to double glazed windows within the property at 43 Belsize Square. This document seeks to justify that the proposed works will maintain the character of the existing building and respect the neighbouring context as well as provide better thermal properties for the building, improving the overall performance and energy efficiency of the dwelling.

Guidance

London Housing Design Guide 2010

The designs comply with the recommendations in the guide.

Policies in the London Plan 2021

Greater London Authority Housing SPD 2012.

Camden Planning Guidance for Home Improvements 2021 - Section 3.1

Belsize Conservation Area Design Guide – Article (4)1 Direction

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Site Context:

The Site

Belsize Square is predominantly lined with 3-4 storey semi detached houses and flat buildings. There are a number of listed buildings on the street, although the subject site is not one of them. The property does sit within the Belsize Conservation Area. Many properties along Belsize Square and the adjoining streets, have had permission granted to replace windows with double glazed like for like units.

Massing

The existing building is a semi-detached late Georgian property that has been converted into 4 flats over 4 floor levels (Lower Ground, Upper Ground, First and Second Floor). This planning application refers to the flat located on the Upper Ground floor

Materials

The property is of solid brick construction. To the front and flank elevations the brickwork is covered with a decorated rendered finish and the rear elevation is exposed fair faced brickwork. The pitched roof has a natural slate tile finish. A shared chimney stack is located to the left hand side of the property at the party wall with 10 Belsize Square.

Windows: The existing windows are primarily single glazed side hung timber casement windows. A single glazed double hung sliding sash window is also present on the rear elevation. The existing doors are single glazed timber. All of the existing windows and doors are decorated white.

Use: The existing use of the property is residential



Side Window – Internal Condition



Side Window – External Condition



Front Windows – External Condition



Front Windows – Internal Condition



Front Windows – Internal Condition



Front Windows – Internal Condition

Belsize Conservation Area

The property sits in Sub Area One of the Belsize Conservation area - The Belsize Park Area. The streets are predominantly residential, characterised by the repeated forms of the stucco villas, whose design gives a strong identity and unity of appearance to the area. It is understood that 9 Belsize Square makes a positive contribution to the conservation area and all proposals have been made so as to not effect this contribution.

Previous Similar Approvals

43 Belsize Square

Ref: 2020/1957/P

Date: 23/03/2021

Full Planning Permission granted to replace windows and doors with double glazed windows and doors.

22 Eton Avenue

Ref: 2021/1132/P

Date: 27/05/2021

Full Planning Permission granted to replace existing single glazed timber windows to match existing window design to all elevations, including front

Proposal:**Appearance**

The proposal aims to maintain the existing appearance of the overall flat building while upgrading the internal performance within the dwelling.

The proposal is for replacement windows - like for like upgrade from single glazing to double glazing with frames, layouts and designs to match existing to the windows within the front elevation. Replacement of the existing side elevation kitchen window to a double-glazed alternative.

All replacement windows are to comply with BS 644:2012. Where currently present glazing bars to the front elevation will be retained on the replacement windows. The proposal is consistent with already approved proposals at 43 Belsize Square.

In addition, the proposal seeks permission for a new boiler duct to work to the new interior layout of the flat. The existing windows are considered to be in poor condition and would require extensive upgrade in terms of mechanisms, refinishing and repairs at significant cost with little effect. The proposal is to replace the existing windows with like for like double glazed windows.

The proposed changes have been carefully designed to have minimal visual impact. The proposal will not harm the character of the property or the surrounding area.

Amount

No change.

Use

The property is currently of residential use, no change of use is included within the proposal.

Scale

The proposed development consists of the removal of the existing windows and replacement with new. There will be no change to the footprint or height of the existing property and no obstruction of existing views.

Appearance

The proposal aims to maintain the existing appearance of the overall flat building while upgrading the internal performance within the dwelling.

Accessibility

No change.

Privacy

No change.

Summary

It is our opinion that the proposed designs submitted should be awarded planning permission as they are compliant with local planning requirements for residential dwellings and are in line with similar developments in the area. Consideration has been given to the property's location within the Belsize Conservation Area and the proposed works are considered to have a minimal impact on character of the Belsize Conservation Area.