

Householder Planning Statement

Replacement windows at 2 Rousden Street, London NW1 OSU

Proposal

This application seeks planning permission to replace four existing windows (two front and two rear) with bespoke powder-coated steel-framed double-glazed windows.

The existing windows are later replacements and are not in keeping with the original mid-century character of the house. The proposed windows have been carefully designed to reflect the appearance of the original building while improving thermal performance, comfort, security and longevity. No changes are proposed to the size, location or number of window openings.

Design and Impact on the Conservation Area

The existing windows appear to be later alterations that detract from the architectural coherence of the property and the street.

The proposed replacement windows have been redesigned to closely match the original windows retained at the adjoining property, 3 Rousden Street. As the neighbouring house remains an intact example of the original design, it provides an appropriate and authentic reference for the proposal. The revised design matches the proportions, glazing pattern and overall appearance of the original windows, helping to restore visual consistency between the two properties.

The proposal will retain all existing window openings and does not alter the scale, form or massing of the building. By replacing unsympathetic later windows with a design based on the original neighbouring windows, the proposal will enhance the appearance of the property and make a positive contribution to the character and appearance of the conservation area.

Residential Amenity

The replacement windows will be installed within existing openings and will not change the relationship between the property and neighbouring homes.

There will be no additional overlooking, loss of privacy, loss of daylight or other adverse impact on neighbouring amenity. The proposal does not create additional floor area or alter the use of the property.

Sustainability and Energy Efficiency

The proposed double-glazed steel windows will improve the thermal performance of this, my long-term family home, by reducing heat loss, lowering energy consumption and increasing comfort, while maintaining an appearance that is sympathetic to the building's original architectural character.

Construction and Public Safety

The property fronts directly onto the public footway. During installation, appropriate health and safety measures will be implemented to protect pedestrians, including temporary barriers, signage and controlled working practices where required.

The works are limited to the replacement of existing windows within existing openings. No part of the development will extend onto the public highway and no changes are proposed to the building footprint.

Conclusion

The proposal represents a modest and sympathetic improvement to the property through the replacement of unsympathetic existing windows with high-quality steel-framed double-glazed units.

The revised design is based on the original windows retained at the adjoining property, 3 Rousden Street, restoring a more authentic appearance while respecting the architectural character of the building and wider conservation area. The proposal will improve energy efficiency and residential comfort without causing harm to neighbouring amenity or the character of the area.

For these reasons, planning permission is respectfully requested.

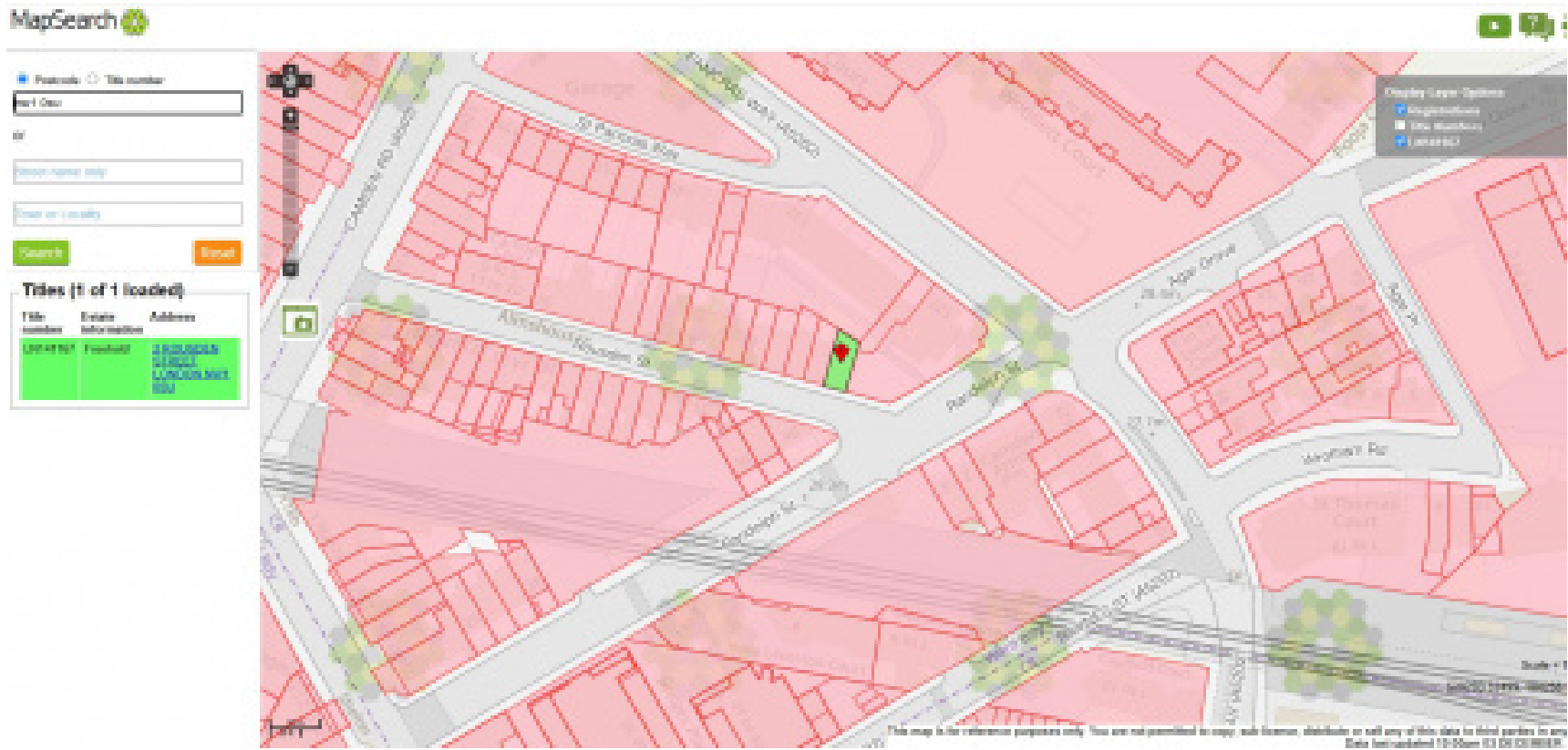
Conservation Area

The proposed replacement windows have been designed to preserve and enhance the character and appearance of the conservation area. By maintaining the balanced proportions and architectural composition of the original design whilst improving the quality and condition of the façade, the proposal will deliver a positive visual improvement to this prominent corner property.

The Camden Broadway Conservation Area includes: A short stretch of Camden Road, A short stretch of Royal College Street, The north side of Randolph Street, and All of Rousden Street.



Conservation Area



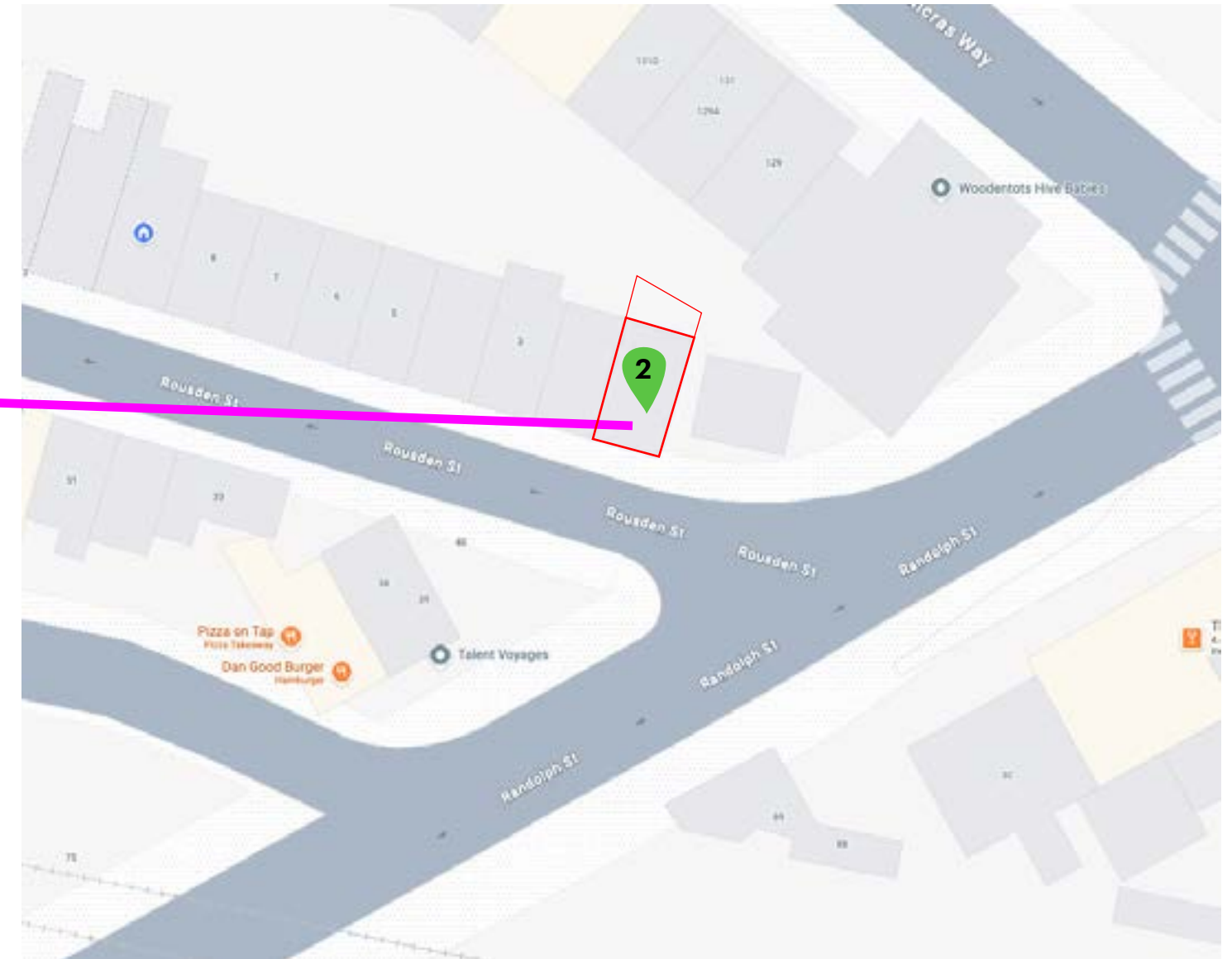
Land Registry

House Location

Camden, London

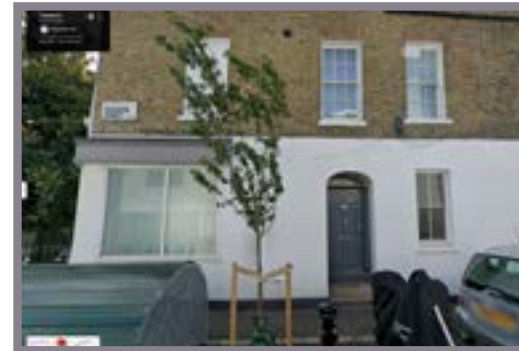


2 Rousden Street, NW1 0SU



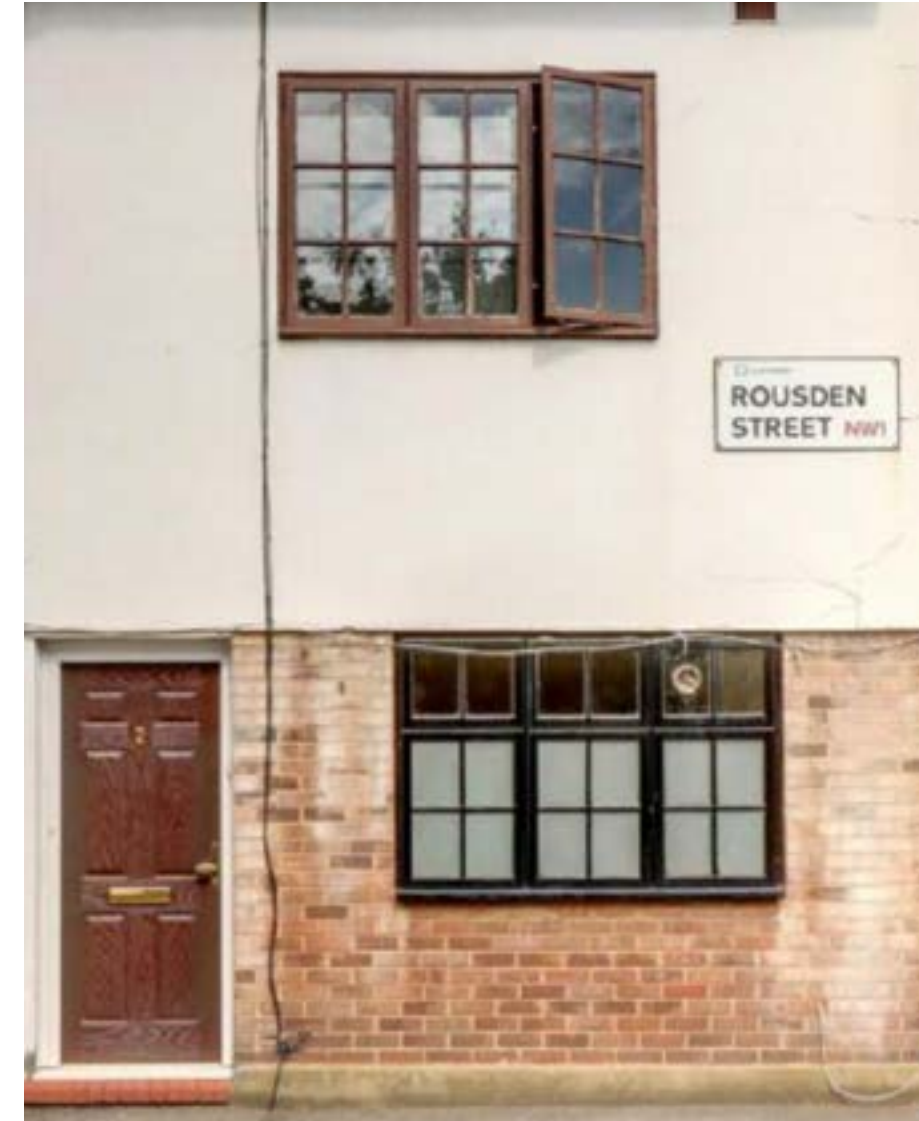
Nearby Windows

Rousden Street NW1



Adjacent Windows

3 Rousden Street NW1



Existing House Windows

2 Rousden Street NW1

(built circa 1960)

Currently single glazed timber frames - energy inefficient, rotten & non-secure.

An eyesore for the local Conservation Area.

Not matching the style of the original 1960 build, nor matching anything else in the street.

Plus, the only window that has hinges to open at street level is the tiny central top pane.



Proposed windows

The proposed replacement windows have been redesigned to closely match the original windows at the adjoining property, 3 Rousden Street. As the neighbouring house forms part of the same architectural composition and retains its original fenestration, it provides an appropriate and authentic reference for the proposed works. The revised design adopts the same overall proportions, glazing pattern and visual appearance, ensuring a consistent and harmonious relationship between the two properties.

By taking the original windows at 3 Rousden Street as the basis for the design, the proposal represents a more historically sympathetic solution than the existing windows currently installed at No. 2.

The replacement windows will help reinstate key elements of the building's original mid-century character, strengthen the architectural coherence of the house and enhance its contribution to the character and appearance of the conservation area.



Proposed design - matching the original metal frame, same as No. 3 next door.

Slim, powder coated, metal frame - in keeping with the original 1960 character of the house.

Double-glazed - energy efficient

Secure locks - Currently none

Colour - Anthracite grey

Front windows



186 x 124cm



186 x 124cm

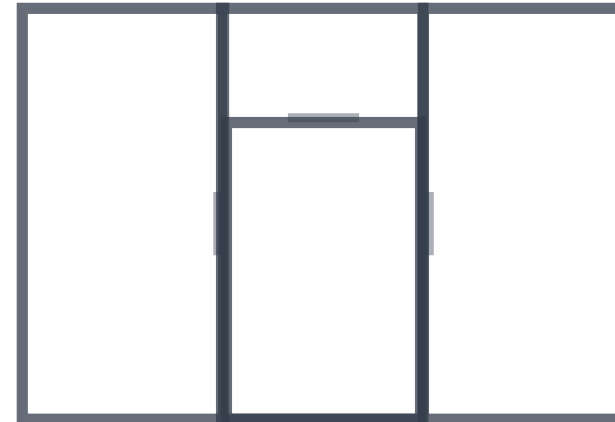
Privacy glass, as it's street level. Bottom right casement will open inwards. Top right small window will open streetward, same as the original at No. 3.

Rear windows



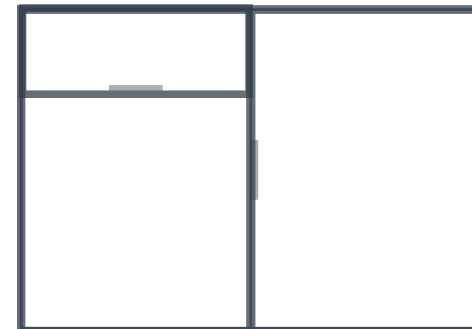
186 x 124cm

First floor rear bedroom window. Same as front



124 x 90cm

Ground floor rear kitchen window

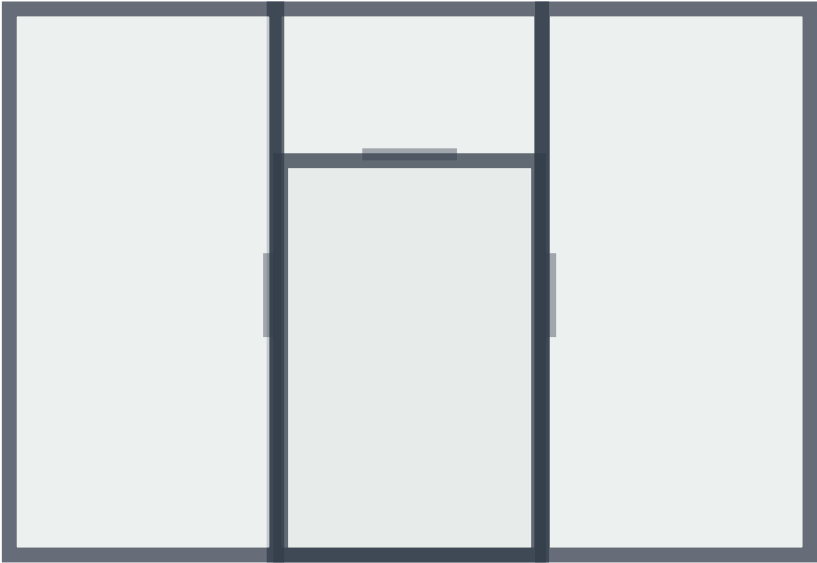


Window Visuals



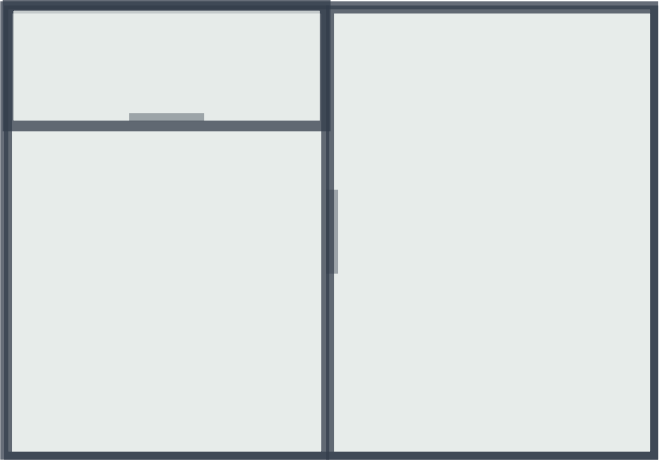
Street level front window - 186 x 124cm

x1



Front & rear upstairs window - 186 x 124cm

x2

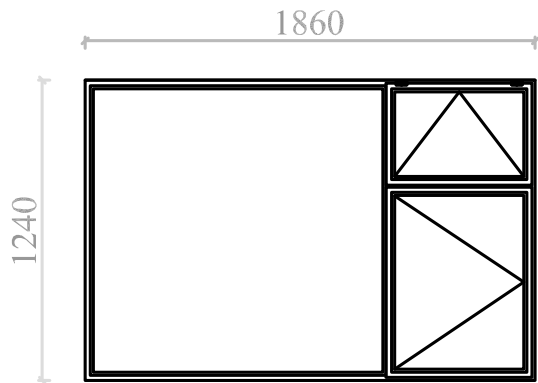


Rear kitchen window - 124 x 90cm

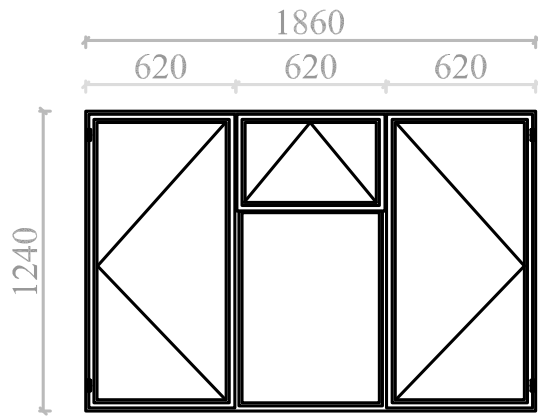
x1

Scale Drawings

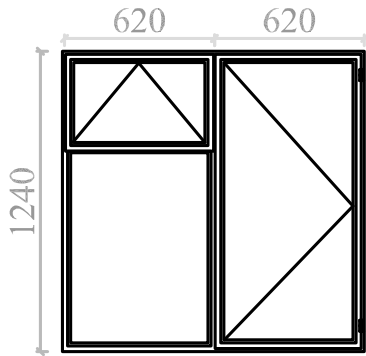
HOLDSWORTH WINDOWS LTD Darlingscote Road, Shipston-on-Stour, Warwickshire, CV36 4PR Telephone 01608 661883 holdsworthwindows.co.uk HOLDSWORTH Windows	Job	2 Rousden Street	Position	S1	Location	
	Size	1860 × 1240 mm	System	W20	Glazing	DG 4-10-4 Low E
	Colour	RAL 7016	Scale	1:50	Notes	—



Front Lower



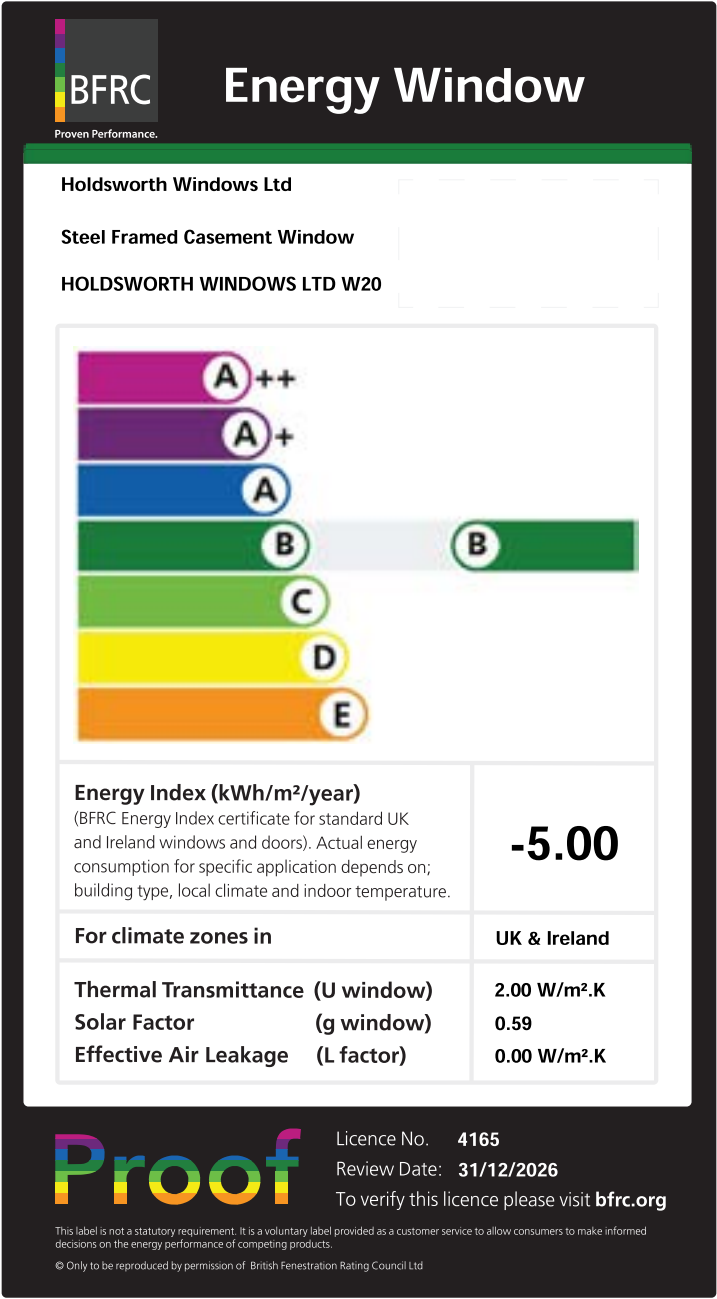
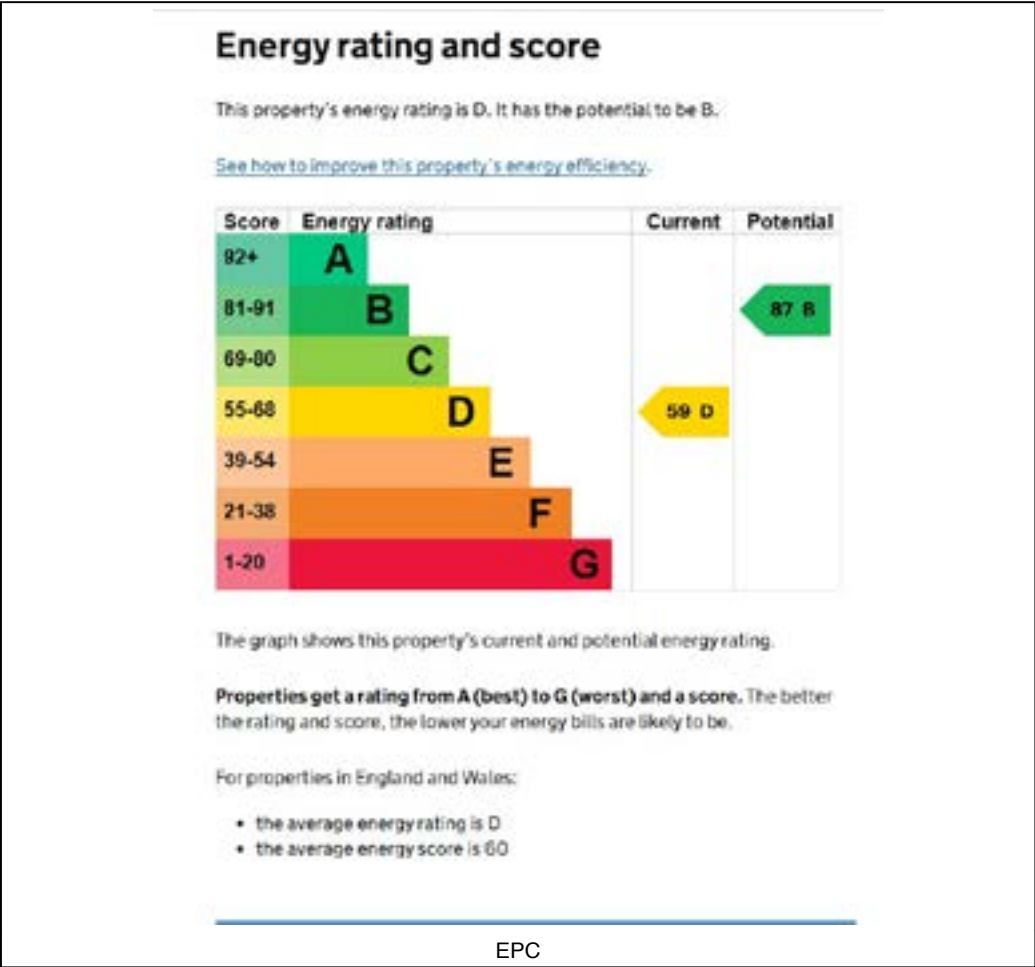
Front Upper
Rear Upper



Rear Lower

Efficiency Gain

Current energy rating - D



Thank you

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07759811669