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+  
PLANNING

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# Planning Statement

<b>Project Ref</b>	367
<b>Site Address</b>	Flat 5, 2 Frognal, London, NW3 6AJ
<b>Date</b>	10.03.2023
<b>Revision</b>	A (Planning)

## 1.0 The Application

1.1 A Non-Material Amendment planning application seeking an amendment to a previous Full Planning application ref: 2017/3793/P, approved on 12/10/2017.

## 2.0 Site Context:

2.1 Frognal is a residential road.

2.2 The application property is not a Listed building.

2.3 The application property does not fall within a Conservation Area.

2.4 The application site consists of a three floor end of terrace building sub-divided into separate flats.

2.5 There are no proposed vehicle access changes.

2.6 There are no proposed pedestrian access changes.

## 3.0 Planning History

3.1 2017/3793/P – Original Full Planning application for site Flat 5, 2 Frognal, London, NW3 6AJ.

**Granted 12/10/2017**

## 4.0 Conclusion

- 4.1 The applicant is applying for permission to reinforce the supports of the projection (small balcony projecting by 1 metre and 2 metres wide) having obtained a structural survey by a civil engineer who found the existing supports inadequate. Additional supports would mitigate the possibility of further damage due to the poor quality and age of the brickwork of the building. Their recommendation is to reinforce it with stainless steel cables to support the balcony from the top, fixing the cables on the wall above the balcony to create a "hung balcony." The balcony sits perpendicular to the building, a steel cable fixes to the edge of the balcony and a large plate is connected to the building at 45 degrees. The fixing at the wall makes maximum use of the bolt strength as it is using 50% "shear" and 50% "pull out" forces. The report advises against supporting the balcony by installing gallow brackets beneath the balcony due to the walls' current condition, dimensions, and other constraints. The amendment is necessary to ensure the safety of the balcony when in use. Otherwise a storm, strong winds or more than one person inadvertently walking on it could bring it down with considerable damage to the house, the flat roof below the balcony and the residents of Flat 5 and the other residents of 2 Frognal.
- 4.2 On the basis of the above we believe this Non-Material Amendment planning application should be granted.