



Camden Council
Planning – Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

25th May 2023
BY EMAIL ONLY

Dear Sir/Madam

Town and Country Planning Act 1990 – Application for the installation of replacement balcony railings and glazing on front elevation of existing building at Elgar House, Fairfax Road, London, NW6 4EX

Rackham Planning is instructed by Elgar House Freehold Ltd (*“the applicant”*) to submit a full planning application for the *“Installation of replacement balcony railings and glazing on front elevation of existing building”* at Elgar House, Fairfax Road, London, NW6 4EX (*“the application site”*). In support of this application are the following, all of which are submitted online via the Planning Portal [under ref: PP-12157001]:

1. The completed application forms (including ownership certificate – Certificate A);
2. Community Infrastructure Levy Forms;
3. Summary and assessment of the proposals (within this letter);
4. Images of proposed balustrades;
5. The following drawings, prepared by bmcs:
 - a) Site location plan;
 - b) Ariel view existing;
 - c) Ariel view proposed;
 - d) Front elevation existing;
 - e) Front elevation proposed;
 - f) Rear elevation existing;
 - g) Rear elevation proposed;
 - h) LH-side elevation existing;
 - i) LH-side elevation proposed;
 - j) RH-side elevation existing; and
 - k) RH-side elevation proposed.

The application fee of £407 plus £64 admin fee (total of £471) has been paid under separate cover (by telephone).

The Proposal

Elgar House is a seven-storey apartment block on the corner of Fairfax Road and Marston Close. The block is centred on its own site behind mature trees in the green space between the front elevation and Fairfax Road. The building likely dates from the 1960s and the overall site is fairly typical of 1960s style apartment block, of limited individual design merit and restrained in its level of design detailing. This simple detailing extends to the treatment of the balconies which each consist of a metal handrail with a small, open gap to the translucent glazing panels that are held in place by glazing bars (**image 1**).



Image 1 – Existing balcony (source: Google Street View)

The proposal consists of the replacement of all balcony treatments on the front (Fairfax Road facing) elevation of the building. The existing, ageing materials would be removed and replaced with modern Skotch glass ([Glass Balustrades in Kent Supplied & Fitted](#) | [Kent's Balustrade Experts](#) | [Skotch Glass](#)), frameless balustrades. The glazing would be coloured in a similar translucent style as shown below in **image 2**. Please note image 2 shows a side privacy screen which is not proposed as part of this scheme. The proposed glazing will extend to the underside of the handrail only.



Image 2 – Example of type of balcony glazing proposed (please refer to proposed elevations for actual scheme)

Planning Policy Assessment

The National Design Guide (2019) identifies that *“well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time”* (para 120-121).

Paragraph 10 of the NPPF advises that so that sustainable development is pursued in a positive way, at the heart of the Framework is a *presumption in favour of sustainable development*. For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay. It is considered that the development proposals accord with the Camden Development Plan as the following assessment demonstrates.

Paragraph 38 of the NPPF advises that *“Local planning authorities should approach decisions on proposed development in a positive and creative way...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”*

Paragraph 126 of the NPPF states *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.

Paragraph 130 goes on to state that *“Planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.”*

The Camden Local Plan was adopted in 2017 and contains all of the Development Management policies that are the basis for planning decisions and future development in Camden.

Policy D1 “Design” states that the Council will seek to secure high quality design in development. This will include development that respects local context and character, and comprises details and

materials that are of high quality and complement the local character, integrating well with the surrounding streets and open spaces.

Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. This includes factors such as loss of privacy, outlook, impacts on natural light, and artificial light spill.

The replacement of the balconies allows the building to continue in its existing arrangement, allowing the occupants to continue to enjoy outside amenity space and ultimately, therefore, securing the continued use of the flats, while retaining the integrity of the building.

The existing balconies are tired in appearance and in need of replacing. The proposed modern materials including Skotch glass frameless glazing and silver metal handrails will result in an improvement in appearance of the existing building and local area.

The translucent finish of the glass will allow some privacy for users of the balconies. As the proposals seek to replace the existing balconies, the proposals would be of no greater detriment to the privacy of the surrounding properties than the existing arrangement.

Overall, the proposed replacement balconies are considered to be of an appropriate design, and would cause no harm to residential amenity.

Summary

In conclusion, it is considered the proposed development is in accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021, the National Design Guide (2019) and the National Planning Policy Framework 2021.

I would be grateful for acknowledgement of receipt of this submission and also notification of the determination process. In all respects, if you wish to discuss anything raised herein further, please do not hesitate to contact me either email (address below) or telephone (07843 594012).

Yours faithfully



Will Collins

Rackham Planning Limited



Enc.

cc: Elgar House Freehold Ltd