

Address: 56 Belsize Park Gardens, Belsize Park, NW3 4ND

Date: 24/05/2023

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Design and Access Statement



Proposal -

Creation of front balcony over entrance portico with installation of iron railings and installation of iron railings on the existing rear balcony

Application -

The application site is located on the north east side of Belsize Park Gardens. The property is split into flats. The application site relates to the first floor flat. The property is not listed but is located within the Belsize Park Conservation Area.

There is a lot of precedent along the road for railings above the first floor porch balcony and to the rear of the property at first floor level. Below are just two examples for reference.

Application ref: **2022/0557/P** at Flat 3, 35 Belsize Park Gardens was approved for Creation of front balcony over entrance portico with installation of iron railings and replacement of sash windows with double doors to provide access. The case officer wrote in the decision *"The proposed creation of a balcony over the entrance portico with installation of iron railings is considered acceptable in terms of scale, design and materials. The works will match a similar development to No. 31, approved under planning application ref: 218/4045/P, which will bring consistency to the street scene.*

Given the existing opening and view from this location, the creation of the small balcony terrace is not considered to have any significant negative impact on neighbouring residential amenity in terms of loss of light, outlook or privacy. The proposal is considered to preserve the character and appearance of the host building, the street scene and the Belsize Conservation Area."

Application ref: **2012/6227/P** at 66 Belsize Park Gardens was approved for installation of metal railings around the roof of the bay window to form a terrace on the rear elevation at first floor level flat. The case officer wrote *"The rear elevation of the property is not visible from the public realm and similar alterations have already been undertaken at properties within the vicinity, e.g. the adjoining property at no. 68, where permission was granted in 2008. (Ref: 2008/1584/P).*

The simply designed metal balustrade that would be painted black is considered to respect the host building and the surrounding properties. It is also noted that the proposed balustrade would match the balustrade at no. 68, thus in keeping with the surroundings.

The adjacent property has a terrace over their bay and other looking between the two terraces would exist. However, this is typical along the street and common in inner city locations. It is not considered that the side by side terraces would impact detrimentally on the occupier's amenity. It is furthermore considered that the proposal would not result in any loss of daylight and sunlight to the neighbouring properties. In respect of noise nuisance, a terrace of this size is unlikely to be used for extensive entertaining in a way that would adversely impact on the flat below."

The proposed application will be consistent with the established character of the road. The proposed railings are of high quality materials which are identical to other developments in the area. The iron case railings enhance the overall appearance of the property and are also important for safety purposes since the applicant family have young children.

The proposal will not impact negatively on the amenity of neighbours as the existing overlooking will not be increased. The proposal is a positive development which contributes to the character of the area by enhancing the façade of a classic property with the use of carefully designed black iron cast railings which will enhance the property. The railings are identical to the railings at No. 35 Belsize Park which was approved under application ref: 2022/0557/P.

No changes are proposed to the current parking arrangements. No changes proposed to the main access to the property.

Fire Safety Strategy

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Reasonable Exception Statement

All of Policy D12A, The London Plan, The Spatial Development Strategy for Greater London, March 2021 are not relevant for this application for proposed development.

The proposed development does not include:

- A new residential or commercial unit
- A new lift
- Alterations to the internal or external communal areas that support the evacuation strategy for the Property

The proposed development will not alter the fire safety of the flat or of the building. The current fire safety measures are appropriate and will not be negatively affected by the development.