

The Planning Inspectorate  
Customer Support Team  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

7<sup>th</sup> May 2024

Dear Sir/Madam

**Planning Appeal**  
**The Penthouse, 23 Prince Albert Road, NW1 7ST.**

On behalf of Mr and Mrs Leslau ('the appellants'), Planning Resolution Ltd submit an Appeal against refusal by London Borough of Camden of planning application ref:2023/2589/P for the '*Erection of a glazed extension to flat roof of building, enclosure of 2 x existing balconies at seventh floor level to form internal space, erection of new balcony at seventh floor level within alcove, and associated alterations including replacement of brick balustrading with panelling at sixth and seventh floors*' on 28th February 2024.

As identified in Paragraph 1.11 of the Appeal Statement, the planning application was subject to a pre-application enquiry submitted in April 2023 (ref: 2023/1709/PRE). This scheme showed open metal railings replacing the existing brick parapets to the 6th and 7th floor balconies.

The Council in their formal pre-application advice issued on 22nd August 2023, in part stated that in the Council's informal view that 'the replacement of the brick parapets to the 6th- and 7th-floor balconies with open metal railings would be *'detrimental to the overall appearance and coherency of the property, exacerbating the negative contribution that the building makes to the conservation area.'*

As such, in seeking to address this comment the planning application proposed solid Corten steel balustrades. However, the appellant would be happy to revert to open metal railings in place of the Corten steel should the Inspector prefer this option and have submitted an alternative design including the railings with this appeal for consideration. We believe the minor amendments comprising either the option of Corten Steel or open metal railings accord with The Wheatcroft Principles, in that they are not vastly different from that originally submitted and do not prejudice any party.

In addition, having undertaken and submitted Accurate Visual Representations (Views 1 to 4) in support of the planning application, the appellants have undertaken further Accurate Visual Representations (AVR's) to specifically address the additional views that were raised in the Planning Officer Delegated Report where the proposed development was suggested as being particularly visible. i.e. those 5 additional views (views 5 to 9) beyond those contained in our initial submitted document.

All 9 views/AVR's are contained in a new document titled 'Representative Views and Methodology Part 1 and Part 2.' Which is submitted in support of this Appeal. This document also provides AVR's of the alternative railing balustrade option where visible in views. Again, we believe this accords with The Wheatcroft Principles, in that their submission seeks to positively address the Council's expressed concerns, are submitted as part of the Appeal enabling appropriate review and comment from The Council, and do not prejudice any party.

We submit the following information in support of the Appeal:

### **Appeal Documents**

- Appeal Statement of Case
- Representative Views and Methodology Part 1 (Views 1 to 9)
- Representative Views and Methodology Part 1 (Views 1 to 9)

### **Additional plans, drawings or documents relating to the application but not previously seen by the LPA**

- Representative Views and Methodology Part 1 (Views 1 to 9)
- Representative Views and Methodology Part 1 (Views 1 to 9)
- DWG 0200 – Proposed 6<sup>th</sup> Floor Plan (Railings Option)
- DWG 0201 – Proposed 7<sup>th</sup> Floor Plan (Railings Option)
- DWG 0202 – Proposed 8<sup>th</sup> Floor Plan (Railings Option)
- DWG 0203 – Proposed Roof Plan (Railings Option)
- DWG 0301 – Proposed South Elevation (Railings Option)
- DWG 0302 – Existing and Proposed East Elevation (Railings Option)
- DWG 0303 – Existing and Proposed West Elevation (Railings Option)
- DWG 0305 – Proposed North Elevation (Railings Option)
- DWG 0306 – Existing and Proposed Section 1 (Railings Option)
- DWG 0308 – Proposed Section 2 (Railings Option)

### **Original Planning Application Documents**

- Application Form
- Planning Application Cover Letter, including Planning Statement
- Heritage Impact Statement
- Design and Access Statement
- Addendum Design and Access Statement
- Addendum Daylight and Sunlight Assessment
- Accurate Visual Representation (Views 1 to 5)
- DWG 0080 – Location Plan
- DWG 0090 – Existing Site Plan
- DWG 0100 – Existing 6<sup>th</sup> Floor Plan
- DWG 0101 – Existing 7<sup>th</sup> Floor Plan
- DWG 0102 – Existing 8<sup>th</sup> Floor Plan
- DWG 0103 – Existing Roof Plan
- DWG 0300 – Existing South Elevation
- DWG 0301 – Proposed South Elevation
- DWG 0302 – Existing and Proposed East Elevation
- DWG 0303 – Existing and Proposed West Elevation
- DWG 0304 – Existing North Elevation
- DWG 0305 – Proposed North Elevation
- DWG 0306 – Existing and Proposed Section 1
- DWG 0307 – Existing Section 2
- DWG 0308 – Proposed Section 2
- DWG 0190 – Proposed Site Plan
- DWG 0200 – Proposed 6<sup>th</sup> Floor Plan
- DWG 0201 – Proposed 7<sup>th</sup> Floor Plan
- DWG 0202 – Proposed 8<sup>th</sup> Floor Plan
- DWG 0203 – Proposed Roof Plan

Yours faithfully

**David Williams**  
**Director**  
**Planning Resolution Ltd**