

Camden
Regeneration and Planning Development
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Application Ref: 2013/1819/P

24 November 2013

Sear Sir/Madam

APPEAL

The original Full planning application was refused by you on the grounds that the proposal to straighten up the balcony railing would "harm the appearance of the host property and the character and appearance of the conservation area".

It is stated in the assessment that "The enlargement of the roof terrace with railings at the eaves would draw attention to the roof terrace and the railing would appear visually obtrusive. The existing full height glass doors would also appear more prominent and would undermine the existing hierarchy of the fenestration with smaller windows at roof level."

This appeal will illustrate that the requested adjustment to the existing balcony on 70 Compayne Gardens Flat 4 is far from unusual in the area. It will also illustrate that character and appearance of the conservation area is full of far more intrusive changes to the character of the area.

To start with: This is the view from my balcony showing an enormous roof development on the building opposite which should put my request to straighten up the balcony railing into the right perspective.



Furthermore, the following pictures are taken from the neighboring streets showing examples of similar balconies in the area illustrating that the character and appearance of the area includes many of the same types of balconies.



54 Compayne Gardens, Street view



40 Compayne Gardens, Street view



38 Compayne Gardens , Street view

Please note that this balcony is in style very similar to what I want to achieve with my balcony . The style of this balcony railing is synonymous with the time of the buildings in the area and I had pointed out in my original application that the railing would be in keeping with the time of the property.



27 Compayne Gardens, Garden view



27 Compayne Gardens, Garden view



31 Compayne Gardens, Garden view

Section 2 of the APPEAL to application 2013/1819/P



42 Canfield Gardens, Garden view



62 Canfield Gardens, street view



117 Canfield Gardens, Street view



117 Canfield Gardens, Garden view



Approximate 80 Canfield Gardens, Garden view



Approximately 70 Canfield Gardens, Garden View



Approximately 59 Greencroft Gardens, Garden view



1-45 Greencroft Gardens, At least four similar balconies, Garden view

In summary:

My appeal is based on the following facts:

- Your refusal claims that the proposed railing and its positioning is not in keeping with the character and appearance in the area. This is clearly not correct, as the photos illustrate.
- Your refusal refers to “the existing full height glazed doors”. As you can read in my application neither the current doors nor the doors I want to change to are full height glazed doors, but half glazed.
- I do not believe that my expressed intention to keep the railing design in line with the era of the property has been fully recognized.
- I also do not recognize your statement in the refusal that “the Council has sought to work with the applicant in a positive and proactive way”. There has been none whatsoever discussion on how to address those issues you have raised in the refusal and I would have appreciated some guidance on how to find an amicable solution.

Best regards

Jan Jackholt