

KR PLANNING

CHARTERED TOWN PLANNER

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Our Ref: L/HPG/12BM/R

3 October 2013

Planning Services
London Borough of Camden
Argyll Street
LONDON
WC1H 8EQ

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 **DEVELOPMENT TO PROVIDE A ROOFTOP EXTENSION FOR DWELLING AT 12 BELMONT ST** **LONDON**

Please find enclosed a duly completed full application for the above-mentioned proposed development, submitted on behalf of my Client, Warmhaze Ltd.

The application is made via the Planning Portal, along with the fee of £172. The application comprises the necessary forms and certificates and the following drawings:-

Drawing No	Title	Scale
130920-A(SO)001	Site Location Plan	1:1250@A3
130920-A(SO)120	Existing Second Floor Plan	1:50@A1, 1:100@A3
130920-A(SO)130	Existing Attic Floor Plan	1:50@A1, 1:100@A3
130920-A(SO)301	Existing Section BB	1:50@A1, 1:100@A3
130920-A(SO)302	Existing Section CC	1:50@A1, 1:100@A3
130920-A(SO)303	Existing Section DD	1:50@A1, 1:100@A3
130920-A(SO)400	Existing West Elevation	1:50@A1, 1:100@A3
130920-A(SO)401	Existing East Elevation	1:50@A1, 1:100@A3
130920-A(GA)120	Proposed Second Floor Plan	1:50@A1, 1:100@A3
130920-A(GA)130	Proposed Attic Floor Plan	1:50@A1, 1:100@A3
130920-A(GA)301	Proposed Section BB	1:50@A1, 1:100@A3
130920-A(GA)302	Proposed Section CC	1:50@A1, 1:100@A3
130920-A(SO)303	Proposed Section DD	1:50@A1, 1:100@A3
130920-A(GA)400	Proposed West Elevation	1:50@A1, 1:100@A3
130920-A(GA)401	Proposed East Elevation	1:50@A1, 1:100@A3

In line with the changes to the DMPO in June 2013, no Design and Access Statement is required for this scheme. No other matter on the Borough's validation list is considered to be triggered for submission.

The Proposal

The proposed works are described in the application drawings. In summary, the following is proposed as part of this application.

- The erection of a rooftop extension in a style that mirrors the newly constructed extension at its larger neighbour at 10A

Planning Policy

Policy DP24 and DP26 seeks high quality design in redevelopment schemes without harm arising to identified material considerations, including neighbour amenity. DP24 is an aspirational criteria based policy and DP 25 is similarly criteria based. DP26 is a development control policy, further comment on which is provided below

Commentary

The site is not a listed building, nor does it lie within a designated heritage asset such as a Conservation Area. The area is characterised by a mix of building types, of differing scale and mass. There is no consistent plot width, building height, disposition to the road, street enclosure, architectural style, or materials in the immediate or wider context which would restrain any architect to promote or reinforce local distinctiveness. The application will result in a taller building, but will not harm the host building as the new element will be easily read against the lower component.

All of the above demonstrate that the development accords with Development Plan policy and all known material considerations.

Conclusion

We trust the attached documentation is sufficient for validation but as always, I can be contacted on 07545 264 252 or at Kieran@krplanning.com to discuss any of the topics raised.

Yours Sincerely



Kieran Kieran

BA(URP) CUKPL MPiA MRTPI
ENCL: