

# KR PLANNING

## CHARTERED TOWN PLANNER

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Our Ref: L/HPG/10BM  
Portal Ref: PP-03635401

29 August 2014

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

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990**  
**JULIET BALCONIES TO EXTERNAL ELEVATIONS AND LOWERED DOORS/WINDOWS AT GROUND FLOOR LEVEL**  
**SITE AT 10A BELMONT STREET, NW1**

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

The application is made via the Planning Portal and submitted with the application fee of £339. The application comprises the necessary forms and certificates and the following drawings:-

Drawing No	Title	Scale
130310-A(SO)001	Site Location Map	1:1250
131120-A(SO)P400	Existing West Elevation	1:100@A1
131120-A(SO)P402	Existing South Elevation	1:100@A1
131120-A(GA)P400	Proposed West Elevation	1:100@A1
131120-A(GA)P402	Proposed South Elevation	1:100@A1

No Design and Access Statement is required for the external changes.

The Proposal

The proposal seeks retrospective approval for Juliet balconies to the west and south elevation. The doors and windows on the front elevation have been lowered to ground floor level.

### Commentary

Para 59 of the NPPF states:

*However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.*

The PPG advises us that:

*Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation.  
and*

*Local building forms and details contribute to the distinctive qualities of a place. These can be successfully interpreted in new development without necessarily restricting the scope of the designer. Standard solutions rarely create a distinctive identity or make best use of a particular site. The use of local materials, building methods and details can be an important factor in enhancing local distinctiveness when used in evolutionary local design, and can also be used in more contemporary design. However, innovative design should not be discouraged.*

Policy advice is therefore clear - not a subjective assessment as to what you may like, but an assessment drawing on the 'qualities of the place'. It is instructive to consider what the most recent Inspector to visit the area stated when granting pp on 10A Belmont St:

*Other than a council-run resource centre for elderly people, the buildings in Belmont Street and in the immediate vicinity of the appeal building are mostly residential. Nonetheless, it lies very close to the retail and commercial centre of Chalk Farm, and the wider area is of mixed, urban character. The age of the buildings ranges from eighteenth century to very modern. Some have been modified from their original purpose and extended, notably the distinctive Roundhouse venue close by in Chalk Farm Road. In scale they range from single-storey through to tower blocks. Brick is the most common building material, though it is not universal. Flat roofs, or roofs hidden behind parapets predominate, but some pitched roofs may also be seen.*

(my emphasis)

and in the following paragraph:

*To my mind, the surroundings impose few design constraints.*

The Juliet balconies need be considered in light of the above assessment, it is difficult to understand how the proposed works could be considered. You'll also be aware from the planning history that no objection was raised to the demolition of 10 Belmont St and its replacement with a very modern building, either by the Borough or the Inspector.

The alterations to the ground floor ensure that each side of the main entrance will now have a similar appearance.

The impact on neighbouring properties does not change from the existing circumstance. No additional overlooking will occur, as no new views are available from these spaces.

#### Conclusion

As the application would appear fairly innocuous, we hope that it will receive the expedient approval of the Borough. We trust the attached documentation is sufficient for validation but as always, I can be contacted on [REDACTED] or at [Kieran@krplanning.com](mailto:Kieran@krplanning.com) to discuss any of the topics raised.

Yours Sincerely



Kieran Rafferty  
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ENCL: