

5th December 2014



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Dear Ms Litherland

Town and Country Planning Act (1990), as amended
Centre Heights, 137-151 Finchley Road, London, NW3 6JG
Application for Full Planning Permission for Residential Entrance Improvement Works on Belsize Road

Please find enclosed a full planning application for improvement works to the residential entrance to Centre Heights, which is located on Belsize Road. The application is submitted on behalf of Anaspel Limited, and it follows pre-application discussions with Officers.

Description of Development

Full planning permission is sought for:

“Improvement works to the residential entrance of the Centre Heights building which is located on Belsize Road. The works comprise: the re-cladding of the steps and planter, replacement of the existing handrail, replacement of the door and lighting; removal of existing plant; redecoration of canopy and upgrade of the existing fire escape door and external painted areas”.

Application Documents

The application is submitted electronically, and comprises the following application documents:

- This letter;
- Application Form and Certificates;
- Site Location Plan (Drawing No: 3073_D_001 P3);
- Existing / Proposed Ground Floor Plans (Drawing Nos: 3073L_3000 P2/ 3073_L_3100 P2 and 3073_L_3120 P2);

- Existing / Proposed Elevations (Drawing No: 3073_L_3600 P2); and
- Photograph Sheet (Drawing No: 3073_L_3610 P1).

A cheque for £195 will be put in the post marked for your attention.

This letter sets out the existing site context before providing a description of the proposal. It then assesses the proposals against the Development Plan to demonstrate that it is acceptable, and that planning permission should be granted.

Site and Surroundings

Centre Heights is located on the Finchley Road in the London Borough of Camden. It comprises a twelve storey mixed use tower with a retail plinth at ground floor level. The five floors above the retail provide B1 (a) office space, with the upper floors in use as residential dwellings. Prior Approval has been granted in October 2014 (2014/5567/P) to convert the first to fifth floors from B1a (Office) to C3 (Residential), but this has not yet been implemented.

There are two main pedestrian entrances to the upper floors, one on Finchley Road which serves floors 1 to 5 and the other on Belsize Road which serves the residential units on floors above. This application relates to the residential entrance on Belsize Road.

The objective of the proposed development is to considerably improve the appearance of the residential entrance as the existing entrance provides an untidy appearance with poor lighting and unsightly plant.

Development Proposals

The proposed external refurbishment will improve the existing residents' day to day experience of their building, providing an improved entrance area. The works are described in the Design and Access Statement submitted with the application and can be summarised as follows:

- Re-cladding of existing tiled steps and planters;
- Replacement of existing handrail;
- Replacement of door;
- Upgrade works to lighting;
- Removal of existing plant on top of canopy;
- Redecoration to existing canopy; and
- Adjacent escape door and external painted areas within the entrance area.

Planning Policy Context

The Development Plan for the site comprises the Camden Core Strategy (2010), the Council's Development Policies (2010) and the London Plan (2011, as amended in 2013). Material considerations include the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and supplementary planning guidance and documents.

Key Planning Considerations

The proposals are to improve the existing entrance on Belsize Road; therefore the key planning consideration relates to whether the works will improve the design and appearance of the building. Safety and accessibility considerations are also relevant.

One of the Council's key objectives in Policy CS14 is to promote high quality places with a view to ensuring that buildings are '*attractive, safe and easy to use*'. Development should respect the local context and character and promote high quality landscaping and seek the highest standards of access. The proposals will deliver improvements to the existing entrance, seeking to deliver a tidier and more attractive entrance area. The proposals will therefore comply with Policy CS14.

The proposals will improve the entrance to the property and in this respect the design complies with Policy DP24 'Securing high quality design' which states that the Council will '*require all developments including alterations and extensions to existing buildings to be of the highest standard of design*'. Careful consideration has been given to the quality of materials, the provision of appropriate hard and soft landscaping, lighting and accessibility to ensure that the works will improve upon the existing situation.

Summary and Conclusions

The proposed external refurbishment will improve the existing residents' day to day experience of their building. The works will improve upon the existing and will therefore positively enhance the area. The proposed improvement works to the entrance are wholly in accordance with the adopted Development Plan; therefore, planning permission should be granted.

We trust that the application is in order and we look forward to receiving confirmation that the application has been validated, and that planning permission has been granted, in due course.

Should you have any queries or require any further information, please do not hesitate to contact Samruti Patel or Fiona Mackay at this office.

Yours sincerely

Savills