

RPW/df

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Dear Sir/Madam,

APPLICATION FOR PLANNING PERMISSION FOR INSTALLATION OF 1.8M HIGH GLASS PRIVACY SCREEN TO SIDE OF RESIDENTIAL BALCONY AT PODIUM LEVEL AT APARTMENT 2.01, 20 BROCK STREET, NW1 3DS

We write on behalf of our client, The British Land Company Plc, to formally submit a full planning application via the Planning Portal in relation to the above site, for the following description of development:

'Installation of 1.8m high glass privacy screen to side of residential balcony at podium level'

The application comprises of the following documentation:

- Completed application form;
- The requisite application fee for £172.00 (paid by telephone);
- Planning Statement set out in this Covering Letter below; and
- Planning drawings as listed below:
 - Site Location Plan (Ref. P01 – 1:1,250);
 - Existing Floor Plan (Ref. P02 – 1:100);
 - Existing Elevation North (Ref. P03 – 1:100);
 - Existing Elevation East (Ref. P04 – 1:100);
 - Existing Elevation West (Ref. P05 – 1:100);
 - Proposed Floor Plan (Ref. P06 – 1:100);
 - Proposed Elevation North (Ref. P07 – 1:100);
 - Proposed Elevation East (Ref. P08 – 1:100);
 - Proposed Elevation West (Ref. P09 – 1:100);
 - Glass Screen Details (ref. P10 – 1:25).

Site Description and History

20 Brock Street forms part of British Land's (BL) Regent's Place Estate, a large mixed use development located north of Euston Road. The 20 Brock Street building is located in the North East Quadrant of the estate, south of Drummond Street, north of Brock Street and west of Hampstead Road.



The building is situated within the 'Central London Area' (London Plan Central Activities Zone) as shown on the London Borough of Camden's Local Development Framework Policies Map 2014. The building is not in a Conservation Area, is not statutorily or locally listed and does not adjoin any listed buildings.

Full planning permission was granted (ref. 2007/4910/P) on 25 March 2009, for the mixed use redevelopment of the North East Quadrant of the Estate, which included permission for the erection of 20 Brock Street, comprising 101 private residential units. Of relevance, the development approved in the above application was altered under the following applications, all of which were approved by the London Borough of Camden:

2010/3902/P – included alterations to the approved development (then yet to be constructed) including - alterations to approved 26 storey residential block including increasing height by 830mm, changes to lobby footprint, squaring off footprint of residential tower from previously approved offset arrangement (over second floor level), reducing double lane ramp to single lane ramp on upper and lower basement floor levels.

2010/5011/P – included internal alterations to approved residential tower (then yet to be constructed) to reduce the number of private residential units from 101 to 88.

2011/2500/P – included internal alterations to approved residential tower (then yet to be constructed) to increase the number of private residential units from 88 to 94.

2011/2282/P – alterations to approved development (then yet to be constructed) including addition of three external columns to ground floor Drummond Street frontage, and alterations to entrance canopies of the private residential block on Brock Street (south) elevation.

The building was subsequently constructed and first occupied in 2013.

This application relates to a balcony on the podium level on the northern side of the building, accessed by apartment 2.01 and the neighbouring apartment. Currently there is no physical separation or demarcation between the residential balconies in this location.

The Proposed Development

This application seeks full planning permission to install a new 1.8m high, clamped glass screen to the side of the balcony of apartment 2.01 at podium level, at its boundary with the neighbouring apartment.

The screen will be made of 17.52mm toughened-laminated glass with a defused interlayer and situated within a clamping bracket bolted to the existing concrete floor slab. The screen will provide a physical separation and will be opaque in appearance, thereby improving the privacy of the outdoor amenity space. The installation of the screen has been requested by the purchaser of apartment 2.01 (also served the requisite notice under Certificate B).



Planning Policy Considerations

The proposed screen is considered to be appropriate in this location and supported by Development Plan policies and guidance.

Core Strategy Policy CS14 requires development to be of the highest standard of design that respects local context and character. Development Policy DP24 'Securing high quality design' reinforces this principle and states it will apply to all developments including alterations to existing buildings, setting out nine criteria to be considered. Of relevance, these criteria include:

- the character and proportions of the existing building;
- the quality of materials to be used;
- the provision of visually interesting frontages at street level;
- the provision of appropriate hard and soft landscaping including boundary treatments; and
- the provision of appropriate amenity space.

Paragraph 5.24 of Camden Planning Guidance 1 'Design' states that 'balconies and terraces should form an integral element in the design of elevations and that the key to whether a design is acceptable is the degree to which the balcony or terrace complements the elevation upon which it is to be located'. Paragraph 5.24 further states that in relation to the design of balconies and terraces, consideration should be given to the following relevant criteria:

- detailed design to reduce the impact on the existing elevation;
- careful choice of materials and colour to match the existing elevation;
- possible use of screens or planting to prevent overlooking of habitable rooms or nearby gardens, without reducing daylight and sunlight or outlook.

The proposed screen is considered to have a positive impact in design terms on the existing elevation due to the use of glass material which will be in keeping with the existing glass balustrade that lines the perimeter of the podium balcony, and that of all other street facing balconies, doors, and windows on the building's entire northern façade.

Furthermore, due to the elevated location of the podium level (relative to street level) and the height of the existing glass balustrade lining the perimeter of the podium level balcony, the proposed screen will have minimal impact on the street scene.

Policy DP26 (Managing the impact of development on occupiers and neighbours) states that development must not cause harm to the amenity of occupiers and neighbours, setting out factors for consideration. The opaque appearance of the proposed screen will enhance residential amenity by improving visual privacy and reducing overlooking, resulting in the provision of appropriately designed outdoor private amenity space.

The building is not located within the setting of any Conservation Areas or listed buildings and therefore heritage policies (in particular Development Policy 'DP25 Conserving Camden's Heritage') and guidance documents are considered to be of limited relevance.

In conclusion, the proposed development is considered to comply with all of the above policies and guidance.



We trust you will find this application to be acceptable. We look forward to receiving confirmation of validation of the application and would ask you to contact Dan Fyall at the above office if you require any further information.

Yours faithfully,

DP9 Ltd.

Encs.