

SUPPORTING NOTES / DESIGN & ACCESS STATEMENT RE: PLANNING APPLICATION

**101 CONSTANTINE ROAD
LONDON
NW3 2LR**

PROPOSAL:

**ERECTION OF A FIRST FLOOR REAR ELEVATION
BALCONY RAILING**

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INTRODUCTION

101 Constantine Road is a three storey terraced dwelling located on the northern side of Constantine Road. The property is located within the Mansfield conservation area.

THE PROPOSAL

The applicant proposes the erection of a balcony railing around the first floor rear flat roof to create a balcony terrace.

DESIGN

The balcony railing will be designed to match that of the immediately neighbouring balcony. The balcony will not be visible from the front elevation and as such would have no detrimental impact on the streetscene.

Clearly, the balcony would also be subordinate to the existing building and would not result in a significant visual mass or bulky appearance. As such the proposed development would be in accordance with CPG1 and CPG3.

As stated, the adjoining building features a similar balcony railing as do others on the street. As a result, the addition of the proposed railing which would present as a continuation of the railing at no.103, would have no detrimental impact on the character or architectural design of the existing building or local vernacular. The materials used would contribute to maintaining the character and appearance that has already been established by other balcony features and as such It is considered that the proposal is in accordance with policy DP24 which states that proposed development should take into account its character, setting and context.

Notwithstanding that the balcony would be located on the less important rear elevation, the proposal still in any case conforms with DP25 which states that only development within conservation areas that preserves and enhances the character and appearance of that area should be granted.

AMENITIES

This proposal will have no discernible adverse impact on amenities of the neighbouring properties or wider area.

It should be noted that there already exists first floor rear balconies at both nos. 103 & 105 Constantine Road. Accordingly, balconies in that location are not only a common and established feature in the vicinity, but from their positioning, overlooking already exists. Furthermore, there is a long established balcony at 2nd floor level at the application site.

Accordingly, the introduction of the newly proposed balcony will not result in any privacy or overlooking issues where they do not already exist.

It should also be noted that by its location at the rear of the outrigger only, there would be maintained a in excess of 3 meters between the flank end of the balcony and the boundary with no.99 Constantine Road.

The proposal would accordingly have no detrimental impact on the neighbouring properties and is therefore considered to comply with CPG1, CPG6 and DP26.

PRINCIPLE OF THE PROPOSAL

The principle of the proposal is well established in this location by the presence of balconies at the application, no. 103, no.105 and other properties on the street.

Alterations for the improvement of residential properties is also well established in Camden planning policy terms.

CONCLUSION

The development is planning policy compliant and presents no adverse impacts on amenity of neighbouring properties.

In terms of the design, the development is both sensitive to the host building and surrounding area.

The principle of the development is well established and is now a common feature in the locality.

END

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