



9 HENEAGE STREET
SPITALFIELDS
LONDON, E1 5LJ

TEL: 020 3667 1520
FAX: 020 7990 8448
MAIL: info@fbd-ltd.com

www.fbd-ltd.com

12 October 2016

FULL STATEMENT OF CASE

Camden Planning refusal : 2016/3989/P

Flat C, 107 Bartholomew Road, London, NW5 2AR



street elevation

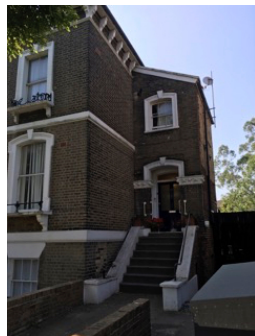
FULL STATEMENT OF CASE

Roof terrace on the roof of the side porch with black painted metal railings and the reinstatement of an existing bricked up opening as painted timber French doors at first floor level to provide access.

Camden planning demonstrated a shortsighted interpretation of policies CS14 and DP101. I have taken the trouble to-read these policies (attached to the appeal as appendices for convenience) and I fail to see any contravention.

This proposal enhances the conservation area taking into account its surroundings and distinctive local features and using high quality traditional materials re-instates a lost side window/opening and adds a visually pleasing traditional painted metal balustrade to the end of a currently bland and damaged (by the previous un-matching bricking of the original windows) side/ street elevation.

Local side/ porch extensions in the conservation area:



The examples above are not terraces but show that traditional side porches are not necessarily only 1.5 storeys high but could be 2 or 2.5 storeys high.

A local example of a side porch with masonry balustrade:



A local example of a raised parapet wall to form a terrace at nearby 22 Bartholomew Villas:



The neighbouring property currently serves as an unsympathetic (to the conservation area) van hire company. Both the leaseholder and freeholder of this business objected to the proposal on the grounds that their future plans to submit a planning application to convert the site to a multi storey residential use would be prejudiced if the terrace was granted permission.

Camden planning did not apparently take these objections into account in making their decision, as in fact a residential development would be compatible. It would simply give the proposed terrace a sense of enclosure and would continue to be street facing.

