

26.11.2020

Camden Regeneration and Planning  
Development Management  
London Borough of Camden Town Hall  
Judd Street  
London  
WC1H9JE

Dear Sir/Madam,

**APPLICATION FOR FULL PLANNING PERMISSION**  
**FLAT 4, 76 CANFIELD GARDENS, LONDON NW6 3ED**

On behalf of my client Mr Leo Rom, I hereby submit a Full Planning Application for: -

*"Replacement of existing partial timber balustrade and planting to rear terrace with glass balustrade"*

The online application comprises the following documents: -

1. Completed Application Forms
2. This covering letter, incorporating a Planning, Design and Access Statement, Photographs;
3. Site Location plan @ 1:1250 scale;
4. Existing and Proposed Plans and Elevations;
5. Planning application fee for £206 (paid online).

**Background to Application**

This application is submitted on behalf of Mr Leo Rom in order to request permission to install a glass balustrade to the perimeter of his existing terrace at the rear of his first floor flat, replacing an unsafe and inadequate in timber balustrade and some planting that form the barrier currently.

Mr Rom has lived here since 2010 and has used the roof as a terrace throughout his ownership. In 2016 the ground floor was extended (2016/0951/P), giving Mr Rom additional terrace space. The combined terrace has been in use since that point in time with a low balustrade which does not meet building regulations. The purpose of the application is to create a new balustrade fit for purpose that matches the appearance of the balustrade serving the existing terrace to flat 5 at second floor level.

**Impact of Proposal**

The glass balustrade has been proposed as the solution to making the terrace safe for two reasons. The first is to be discreet in appearance by allowing the existing materials of the terrace to be visible

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through it. The second is to match the glass balustrade installed at the 2<sup>nd</sup> floor level thereby improving the visual continuity of the rear elevation.

### **Design and Access Statement**

The following paragraphs address the requirements for design and access statements, using headings set out in national guidance on the preparation of such statements.

#### **Use**

The use of the building for residential is not altered by the proposal.

#### **Amount**

The proposal results in no additional amount of property and comprises the replacement of the balustrade only.

#### **Layout**

The layout of the property is not altered in any way by the proposal.

#### **Scale**

The proposed balustrade does not affect the scale of the building.

#### **Landscaping**

The proposed balustrade does not affect the landscaping to the building.

#### **Appearance**

The proposed glass balustrade is designed to be discrete and to match in appearance the glass balustrade at 2<sup>nd</sup> floor level.

#### **Vehicular Links**

The application has no impact on transport or traffic levels to the site.

#### **Inclusive Access**

No alterations to access are proposed.

### **Conclusion**

For the reasons outlined above it is considered that the proposal to install a glass balustrade around the terrace should be granted permission.

Thank you for your anticipated assistance with this matter.

Kind regards,

Paul Theo ARB

Photographs of the terrace

