**Heritage Statement – 21C Gayton Road, NW3 1TY**

I include this heritage statement to accompany my planning application to install a 4.5m2 balcony at my property, which is within a conservation area. This statement shows the proposal to be acceptable in planning terms and the balcony installation should therefore be approved.

As per the national planning policy framework section 12, paragraphs 124 to 131, the balcony will be of a good design and of a sustainable development, creating a better place in which to live by offering fresh outside space. It shall be in keeping with the traditional surrounding Victorian style and should therefore be acceptable to the community.

Both sections 15 and 16 of the national policy framework have noted and conserving both the natural and historic environments will be achieved. Please refer to the proposed plans (see pdf 312.4(2)) to visualise the iron balcony surround that will be installed in sympathy with the Victorian style of the local area.

As per the Planning (Listed Buildings and Conservation Areas) Act 1990, including all relevant updates as at 04th January 2021, I refer to paragraph 72 - General duty as respects conservation areas in exercise of planning functions. Point 1 has been understood with respect to any buildings within a conservation area, and special attention shall be paid to the desirability of enhancing the character and appearance of the area.

To conclude, the key benefits of the proposal is a design that complements, and is sensitive to the existing surrounding buildings and whose effect on the significance of the neighbouring buildings would be inconsequential. The proposal is a design that connects with and complements the local Conservation Area.