

MD/AN  
20<sup>th</sup> October 2021

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Dear Sir/Madam,

**Flat 1, 58 ETON AVENUE, BELSIZE PARK, LONDON, NW3 3HN.**

**SUBMISSION OF A FULL PLANNING APPLICATION.**

On behalf of our client, Mr. Scott Lister, please find enclosed the following information which is being submitted in relation to a full planning application.

The full description of the development as stated is as follows:

*'The erection of a door to the side elevation (west facing) on the first floor.'*

In addition to this covering letter the following information is included within this submission:

- Application forms
- CIL form
- Location plan
- Existing and proposed drawings
- Planning Covering Letter including Design and Access Statement (this letter).

Please see attached full copies of the related documents for this application outlined in the application.

A payment in the sum of £206.00 has been made to the London Borough of Camden Council to cover the requisite fee for the submission of a Full Planning Application plus a subject service charge. The application has been submitted online via the Planning Portal, and the Planning Portal reference is PP-10259540.

Proposal

The proposals seek planning permission for the creation of a new door at the western side elevation of the building at first floor. The door is to allow access to the existing balcony at Flat 1 58 Eton Avenue to allow the current and future occupiers of the flat more amenity space. A new metal handrail is proposed



at the rear of the existing parapet and is to be 1100mm high to accommodate safety and building regulations.

No other changes to the design or access of the building are proposed.

#### Planning, Design and Access Statement

The subject site sits within Belsize Park Conservation Area. It is demonstrated through the enclosed information in the application that the proposal fits well within Camden's Local Plan Policy A1 "Managing the impact of development". With regards to the location of the balcony, no habitable rooms are overlooked or contribute to reduced privacy. This provides opportunity that the use of the balcony as an amenity space is considered acceptable, subject to materials matching of the door matching what is consistent in the Conservation Area.

The enclosed drawings submitted alongside this application confirm that the proposals and materials are in accordance with Camden's design and amenity policies. This includes Policy D1 that relates to design and emphasises that Camden will approve developments that have high design principles and preserve or enhance the historic environment and heritage assets in accordance with Policy D2 Heritage. It is argued that this proposal demonstrates both high levels of design, preserves the heritage of the building and enhances the amenity of the occupiers. On this basis the enclosed application provides the evidence to assure Camden Council that the proposal is acceptable and can therefore be approved.

We trust that the above is informative and is sufficient to validate the application, however if you have any queries or require any further information, please do not hesitate to contact Marlon Deam or Archie Noden at this office.

Yours faithfully

DP9 Ltd.

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