

6th September 2021

Planning and Building Development
London Borough of Camden 2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

Dear Sir / Madam,

**Buildings A-G, West Hampstead Square, West End Lane, NW6 2BR – Full Planning
Application for the Replacement of Balcony and Terraces**

On behalf of West Hampstead Square LLP ('the applicant'), we submit this full planning application to replace the timber balconies and terraces at Buildings A-G, West Hampstead Square ('the site') with an aluminium decking system. This application is submitted to the London Borough of Camden ('the Council' / 'LBC') following updates to the building regulations regarding fire safety, necessitating a replacement of the existing timber boards.

The following information is submitted in support of this application:

- Application Form;
- CIL Form;
- Design and Access Statement prepared by Common Ground Workshop;
- Existing and Proposed Plans;
- Existing and Proposed Elevations; and
- Fire Statement Form prepared by Sweco.

This application has been submitted via the Planning Portal and payment of the application fee made online as part of the submission.

Background

Planning permission (ref. 2011/6129/P) was first granted for the site on 30th March 2012 for the following:

Redevelopment of site to create seven new buildings between five and twelve storeys in height to provide 198 residential units (Class C3), retail, financial and professional services and food and drink floorspace (Class A1, A2, A3 and A4), flexible employment/healthcare floorspace (Class B1/D1) along with associated energy centre, storage, parking, landscaping and new public open space (existing buildings to be demolished).(Class B1/D1) along with associated energy centre, storage, parking, landscaping and new public open space (existing buildings to be demolished).

The above permission has subsequently been amended on multiple occasions with the latest being approved 26 January 2016 (ref. 2015/5581/P). The proposals relate to the replacement of the balconies approved and installed under this extant permission.

An Improvement Notice has been served by the Council requiring the replacement of the balconies to a material that complied with the updated building regulations.

Proposed Development

This application seeks planning permission for the following:

"Replacement of timber decking for balconies and terraces with an aluminium decking system."

The proposed development is for the replacement of the timber decking for all the balconies and terraces across Buildings A-G at West Hampstead Square with 'Mydeck Delta 20 Decking System'. As set out within the Design and Access Statement, this is a durable and non-combustible aluminium decking system. The replacement material has been chosen as it will closely resemble the existing timber decking, is high quality, durable and allows for fast and accurate fitting. Full details of the material specification can be seen within the Design and Access Statement.

Buildings A-G are shown on the site plan below.

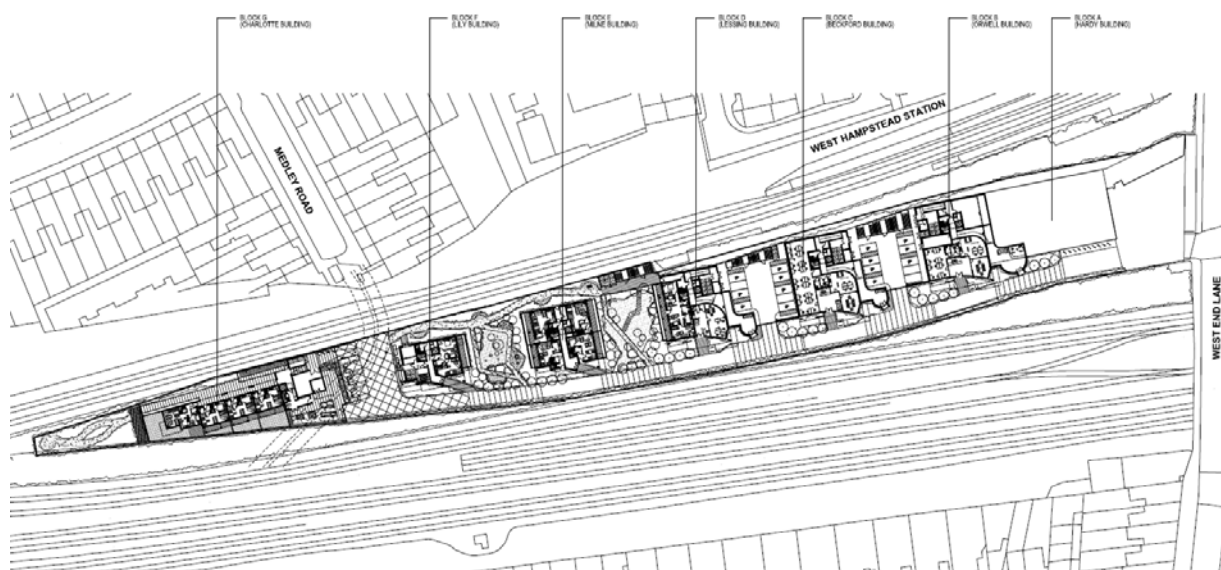


Figure 1 - Site Plan

Planning Policy Context

The Development Plan for the site consists of the following documents:

- London Plan (2021);
- Camden Local Plan (2017); and
- Fortune Green & West Hampstead Neighbourhood Plan (2015).

The following Supplementary Planning Documents are of relevance to the proposed development:

- Design (January 2021)

The site is located within the following site and policy designations:

- Site Allocation 27 Clarence Gardens;

- PTAL 5; and
- Flood Zone 1.

The site is not listed, locally listed, or located within a conservation area.

Assessment

Policy D1 'Design' of the Local Plan states that the Council will seek to secure high quality design and will require development to respect the local character and context, be of sustainable and durable construction and promote health. Policy 2 'Design & Character' of the Neighbourhood Plan requires developments to be of high-quality design and maintain the positive contributions to character of existing buildings and structures.

The proposed aluminium replacement for balconies and terraces has been selected as it is a close match in appearance to the existing timber decking. This, coupled with the fact that the balustrades will remain unchanged, means that the proposed development will have no significant visual impact on the local character and context. Furthermore, the material is high quality, durable and will ensure the building is compliant with the latest building regulations, thereby promoting health for the residents.

Considering the above, the proposals are in full accordance with Local Plan Policy D1 and Neighbourhood Plan Policy 2.

In accordance with the guidance set out in the Council's Design SPD (January 2021), the proposed replacement balcony materials will be contextual, being of an appropriate colour and finish taking account of the existing development and its surroundings, and will be durable and fit for purpose, ensuing durability to maintain the appearance of the buildings.

The proposed non-combustible aluminium decking system is in line with the principle of ensuring fire safety, as set out in Policy D12 of the London Plan.

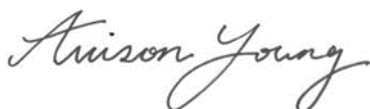
Conclusions

The proposals are for the replacement the replacement of the timber decking for all the balconies and terraces across Buildings A-G at West Hampstead Square with 'Mydeck Delta 20 Decking System' which is an aluminium decking system.

As set out above, the proposals are in full accordance with the relevant design and planning policy.

We trust that the information submitted is sufficient to validate and determine the application. However, should you have any queries, please do not hesitate to contact Oliver Froy (oliver.froy@avisonyoung.com) or Neil Lawrence (neil.lawrence@avisonyoung.com).

Yours sincerely

A handwritten signature in cursive script that reads 'Avison Young'.

For and on behalf of Avison Young (UK) Limited