

The logo for SMPlanning, featuring the text "SMPlanning" in a light blue, sans-serif font on a dark rectangular background.

DDI (London): [REDACTED]

E: [REDACTED]

W: [www.smplanning.com](http://www.smplanning.com)

*London Office:*  
80-83 Long Lane  
London, EC1A 9ET

28/11/2022

**Sent via planning portal only**

Dear Sir/Madam

**FULL PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990**

**ERECTION OF BALCONIES AND ROOF TERRACES WITH ASSOCIATED ACCESS AND BALUSTRADES AND  
ERECTION OF FENCES AND ASSOCIATED WORKS.**

**304 WEST END LANE, LONDON, NW6 1LN**

Please accept this covering letter as an accompaniment to this full planning application for the proposed balconies, roof terraces and fencing at 304 West End Lane ('the site'). This letter provides a summary of the site and the proposed development.

Please also find enclosed a completed application form, site location plan, full set of existing and proposed plans and CIL form.

**The Site**

The site is located on the southern side of West End Lane, to the west of the junction with Crediton Hill. The site comprises a detached two storey building (with rooms in the roof). There is also a garage in the rear garden with vehicular access off Crediton Hill. The building has been subdivided into 6 flats. The surrounding area is predominantly residential in character interspersed with commercial uses. The site also lies within the West End Green Conservation Area and is considered as a positive contributor.

**Planning History**

On the 7<sup>th</sup> of September 1962, planning permission (reference TP65892/7949) was refused for the erection of a pair of flats at No. 304 West End Lane, N.W.3.

On the 24<sup>th</sup> of June 1970, planning permission (reference 8688) was granted for the conversion of the first and second floor maisonette into 2 self-contained flats at No. 304 West End Lane, N.W.6.

On the 8<sup>th</sup> of April 1971, planning permission (reference 10400) was refused for the formation of a second floor rear extension to accommodate on self-contained flat at No. 304 West End Lane, N.W.6.

On the 16<sup>th</sup> of July 1971, planning permission (reference 11146) was refused for the erection of a second floor extension to accommodate a living room and bathroom at the rear of No. 304 West End Lane, N.W.6.

On the 25<sup>th</sup> of November 1972, planning permission (reference 11869) was granted for the formation of an additional room at 2<sup>nd</sup> floor level, as an extension to the existing second floor flat at No 304 West End Lane N.W.6.

On the 15<sup>th</sup> of March 1996, planning permission (reference 9501918) was refused for the erection of a rear first floor balcony, as shown on plans Nos. 3060 B1, 3060 B3.

On the 1<sup>st</sup> of September 2022 a certificate of lawfulness (existing) was granted (ref: 2022/2889/P) for the use of the building as six self-contained flats (Class C3).

### **The Proposal**

The proposed development seeks planning permission for the erection of three balconies to the rear and side elevations of the property as well as two roof terraces with associated access and balustrades and the erection of new fencing and a door at ground floor level.

There will be two balconies on the first floor, one at the rear and one on the side elevation. One balcony on the second floor to the rear and two roof terraces at roof level with their own separate access. The proposed fence will be located at the front and side of the property with a new entrance to the ground floor flat is proposed on the side elevation.

### **Planning Policy**

#### **National Planning Policy**

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. The following sections are relevant to the consideration of this application; Section 12 (achieving well designed places), and Section 16 (conserving and enhancing the historic environment).

#### **Local Planning Policy**

For the purposes of this application, the adopted Development Plan for the London Borough of Camden (LB Camden) comprises the London Plan (2021), the Camden Local Plan (2017) and the Camden Planning Guidance (CPG) Documents.

## **Planning Assessment**

### ***Design and Heritage Impact***

Section 72 of the Listed Building and Conservation Areas Act places a statutory duty on decision makers to pay special regard to the desirability of preserving or enhancing the character of conservation areas. Policy D1 of the Camden Local Plan (CLP) requires development to be of the highest architectural and urban design quality, have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. CLP Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and Listed Buildings.

West End Green is a London village running along the spine of the West End Lane. The village character has been absorbed but not erased by the expansion of central London from the south, and by Hampstead from the north and east during the late nineteenth and early twentieth century. The character of the area is still defined by the village with the busy commercial 'spine' street, the Green, the street trees and private gardens, the monumental mansion blocks, the variety of substantial houses for professional families and terraced housing.

The West End Green Conservation Area Appraisal identifies a number of problems and pressures within the area. Those include decline in local retail, poor alterations and erosion of details such as windows, pavements and tree growth as well as volume of traffic and pressure for parking. The proposed development will not further exacerbate any of these issues and seeks to protect the associated conservation area.

The surrounding area is characterised by varying roof formations and rear elevations. Roof terraces can be found adjacent to the site along West End Lane, Finchley Road as well as rear balconies and/or roof terraces along Crediton Hill.

Camden's Home Improvements CPG states that modest balconies are more likely to receive consent than larger ones. It is recommended that balconies complement the elevation on which they are sited. The guidance also recommends the use of metal railings on traditional buildings, siting balconies to the rear and consideration is given to minimising opportunities for burglars.

The proposed balconies are simple in design and modest in scale such that they appear innocuous additions to the host building. The roof terraces are set in from the eaves, further emphasising their diminutive scale. The balconies/terraces are to be enclosed in black metal balustrades and timber decking. The proposed balustrading is visually permeable, retaining legibility of the façade treatments. Roof terraces will be set in from the ridge and eaves such that they would appear subservient additions to the roofscape.

The proposed fencing will be set behind the existing boundary landscaping and would not harm the character of the area. The proposed ground floor door is a modest alteration that would not harm the appearance of the building.

The proposal would not harm the appearance of the host building, the character of the area or the contribution the building makes to the special interest of the conservation area. The proposal preserves the character and appearance of the conservation in line with section 72 of the Listed Building and Conservation Area Act 1990, Local Plan Policies D1 and D2 and associated guidance.

***Amenity Impact***

CLP Policy A1 seeks to ensure that new development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents.

The proposed rear balconies and roof terraces will not directly face the flank windows of no. 55 Crediton Hill. Given the separation distances involved, the proposal would not have an adverse impact on neighbour privacy. The balcony and balustrading are light weight, visually permeable structures, the proposal would not harm neighbour amenity with respect to loss of outlook, overbearing or loss of light impacts.

The proposed balconies are modest in footprint and would not facilitate large gatherings. The proposal would not give rise to any unacceptable noise or disturbance impacts.

The proposal will significantly improve the living conditions for future occupants of the building through the provision of private amenity space for each flat. The proposal accords with Local Plan Policy A1 and associated guidance.

**Summary**

As demonstrated within this letter and supporting documents, the proposed works are considered to have an acceptable impact on the character and appearance of the building, the character of the conservation area, and neighbouring amenity. The development is in accordance with the relevant Development Plan policies, and it is therefore respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully,

**Louis Brewer  
Planner  
SM Planning**