

Flat 2, 41 Howitt Road
London NW3 4LU

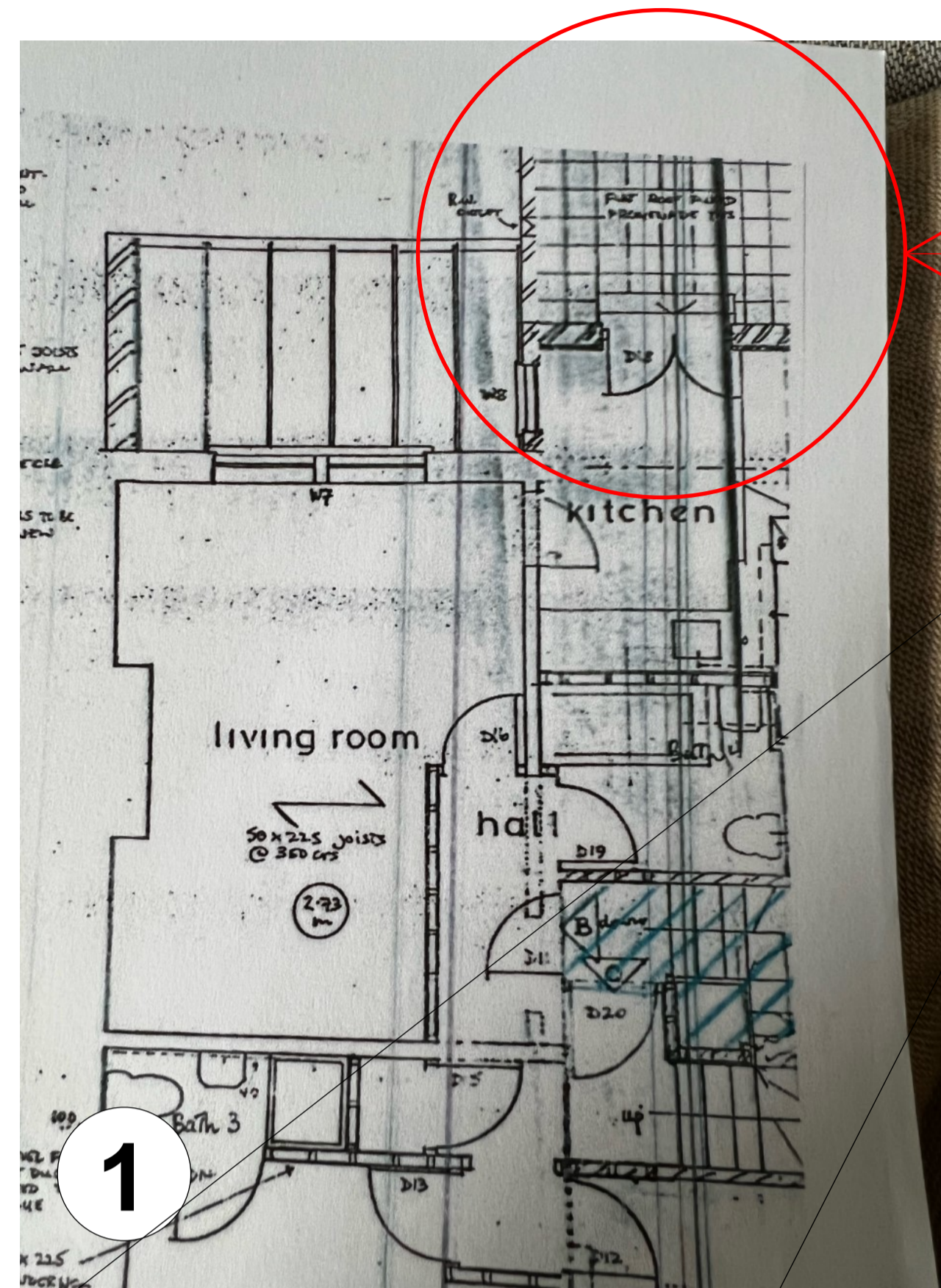
Existing Balcony Images

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Scale: 1.50 at A1, 1.100 at A3
Drawn: ef
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Unfortunately, no copies of the plans and elevations of the conversion scheme approved by LB Camden in 1987 (ref. 8702791) have survived, but image 1 at left is a (poor) copy of part of a lease plan for Flat 2, showing a single step + threshold from the kitchen down onto the rear balcony.

In reality, there are three steps + threshold down from the kitchen door to the balcony (photos 3, 4 + 5 below), which take up much of the available space.

It appears that the balcony has not been built at the approved height. In addition, there is no safety handrail above the low parapet wall + the pots used by residents are an inadequate substitute (see photo 2 at right).

This application is to raise the floor level of the balcony to create a level threshold from Flat 2's kitchen (approximately level with the top of the render band in photos 3, 4 and 5).

A new handrail would be fitted to match that on the third floor balcony of no. 43 next door (see photos 2 + 6) and shaped to fit over the existing sloping brick flank wall (photo 4) and a similar wall next to the timber fence on the Party Fence line (visible on photos 2 + 5), which is owned by no.43 and is assumed to remain in place.

handrail to third floor of no. 43 next door



handrail to third floor of no. 43 next door

