

LOTTE HIRST

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Date: 10 June 2021

Dear Sir / Madam

SITE: 39 BELMONT ROAD, ERITH, DA8 1JY

APPLICANT: BELMONT ROAD DEVELOPMENTS LIMITED

PROPOSAL: INSERTION OF DOOR TO FRONT ELEVATION OF EXISTING BUILDING

Submitted via Planning Portal: PP-09930946

Please find enclosed the following documents in order to validate the above planning application.

- This Cover Letter (incorporating Design and Access details);
- Site Location Plan (1:1250)
- Site Block Plan (1:500)
- Existing Elevations (1:100)
- Proposed Elevations (1:100)
- A fee of £234 will be paid directly by the Applicant.

Introduction

This planning application seeks full planning permission for minor external alterations to the existing office building, comprising the insertion of an entrance door.

Site and Surroundings

The Site extends to approximately 0.02 hectares and currently comprises a two-storey building used for office purposes (Use Class B1a) with associated car parking. The images below shows the front (north)elevation of the building.



Street view of application building

The Site is located on the south side of Belmont Road. The wider locality is predominantly residential in character, with the majority of Belmont Road and the surrounding roads occupied semi-detached dwellings. A residential property (converted Public House) is located to the immediate east and the Hovis Factory is located to the west.

Application Proposal

Planning permission is sought for the insertion of an entrance door on the front elevation of the existing building. The alterations are minor in scale and will not be visually prominent from the streetscene, having a negligible impact on the external appearance of the existing building.

Amount and Layout: The single entrance door is proposed on the front (north) elevation of the building.

Scale and Appearance: The additional entrance door will not be noticeable within the streetscene and will not impact the overall aesthetic of the building.

Planning Policy

Section 38(6) of the Planning and compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Policy CS01 of the Bexley Core Strategy requires that development respects existing character and design. The proposed new door will have negligible impact on the appearance of the building, but will enable better quality internal space and layout.

I trust that the submitted documents are sufficient to enable validation of the application and we respectfully request that full planning permission is granted. Should you require any additional information, please contact me by email (lotte.hirst@icloud.com).

Yours sincerely

Lotte Hirst

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