

Our Ref: 20377/KM/WH
Your Ref: PP-12128348
Email: kmatthews@firstplan.co.uk
Date: 03 May 2023

Sofie Fieldsend
Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

Dear Sofie,

**NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REF. 2021/4356/P
1 SARRE ROAD AND 8 WESTBERE ROAD, LONDON, NW2**

We have been instructed by our client, Quintet Investments Ltd, to submit the enclosed application for a Non-Material Amendment ('NMA') application to Planning Permission ref. 2021/4256/P. The application has been submitted via Planning Portal (Ref. PP-12128348).

The following details are submitted in support of this application:

- Completed Planning Application Forms;
- Planning Covering Letter (this document);
- Site Location Plan
- Proposed Ground Floor Plan (Ref: 2210_PA_100 Rev F);
- Section BB Proposed (Ref: 2210_PA_205 Rev I);
- Elevations as Proposed (Ref: 2210_PA_300 Rev I);
- Elevations as Proposed (From Street) (Ref: 2210_PA_305 Rev I);
- Landscape Strategy Plan as Proposed (Ref: 2210_PA_700 Rev I);
- Sedum Roof as Proposed (Ref: 2210_PA_700 Rev I);

Planning Permission Ref. 2021/4256/P was granted on 17th August 2022 for the following development:

“Conversion of property from 7 existing flats to 4 flats (2 x 1bed 1p, 1 x 2bed 3p and 1 x 2bed 4p); Erection of front/side two storey extensions at ground and first floor, front roof terrace and front boundary alterations on 8 Westbere Road elevation; Erection of hip-togable roof extensions with rear dormer, front and rear rooflights and ground floor rear extensions on 1 Sarre Road elevation; Installation of bin/bike stores and landscaping to both front gardens.”

The scheme is currently under construction.

This NMA application seeks to amend planning consent Ref. 2021/4256/P to allow for changes to the proposed landscaping to the Westbere Road frontage and some minor changes to the layout of the Sarre Road frontage.

Westbere Road Frontage

The revised proposals seek to retain the lawn area at similar levels to existing, instead of excavating it to pavement level as previously proposed. This benefits the ground floor rear flat by providing greater connectivity between the flat and its amenity area. It also is a more sustainable solution and requires less structural works to the party walls.

The access to the flat will be located on the west side, as previously existing. Refuse and cycle parking will be provided at street level, with the same quantity proposed as the previously approved plan. The cycle store will be of the same design and will have the same sedum roof as previously approved.

Given that the proposals reduce the changes in level and more closely assimilated with the previous layout, whilst still providing the same amount of amenity space and refuse and cycle parking, the changes are considered to be non-material.

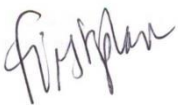
Sarre Road Frontage

It is proposed to relocate the bin store to the side passageway. The approved plans had a complicated arrangement of levels which meant that to access the passageway you had to go up then down steps. The new arrangement allows for the bins to be at street level but more tucked into the passageway. The steps up to the entrance will be retained in their current position.

The changes to the Sarre Road frontage are more aligned with the existing situation and are also considered to be non-material.

We trust that the information enclosed is sufficient to enable the Council to process and determine the application. However, should you require anything further or clarification on any point, please do not hesitate to contact me.

Yours sincerely



KATE MATTHEWS
Director

Enc.