

08/06/2023

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Dear Sir/Madam,

**4B HAMPSTEAD HILL GARDENS, LONDON, NW3 2PL
SUBMISSION OF A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 2019/5835/P**

On behalf of our client, Mr and Mrs Brearley (“The Applicant”), please find enclosed an application for a Non-Material Amendment to Planning Permission 2019/5835/P at 4B Hampstead Hill Gardens, London, NW3 2PL (‘the Site’)

The original application (2019/5835/P) was submitted to the London Borough of Camden online via the Planning Portal in October 2019, with the appeal decision being approved in February 2022.

The description of development for the approved scheme is as follows:

“Demolition of existing 2-storey dwelling and erection of a new 3-storey and basement dwellinghouse”

Amendments sought

This Non-Material Amendment seeks to make supersede a number of the consented drawings. The drawings to be replaced are as follows:

- Ground Floor Plan
- Level 01 Plan
- Level 02 Plan
- Level B1 Plan
- Roof Plan
- Elevation 1 Plan
- Elevation 2 Plan

The reasons for the amendments can be summarised as follows:

Level	Amendments Sought
B1	<ul style="list-style-type: none"> • Reduced footprint of the basement level. • Updated plan to accommodate a cinema room, utility and WC, with the kitchen relocated to Level 00.



	<ul style="list-style-type: none"> Walkable rooflight to the rear yard is no longer required.
00	<ul style="list-style-type: none"> Increased the dimension of the entrance bay area by to allow for sufficient space to create a flat roof to allow surface water to drain to a hopper and RWP, with adequate abutment flashing with stone parapet upstand. Design aesthetic retained. The plan has been updated to accommodate an open plan living area and kitchen. The windows to the North elevations have been maintained, with the lower portion updated to opaque glazing. The rear patio doors and windows to yard have been updated to a single sliding door for simplicity of build and to increase natural light into the living area. Updated RWP locations included.
01	<ul style="list-style-type: none"> Bedroom 3 has been updated to create 2 x 8sqm single bedrooms. The windows to the South Elevation has been updated to suit.
Roof	<ul style="list-style-type: none"> The chimney stack length has been reduced slightly to allow for a practical structural design. The rooflight has been simplified from a bespoke shape to a square for practical buildability. SVP location has been included.
North Elevation	<ul style="list-style-type: none"> The dormer heights have been updated. The previous planning elevations did not allow sufficient space for the required structural build-up and insulation to meet the U-values required as part of Building Regulations, etc. The design aesthetic has been retained. Updated RWP locations included. Ventilation location included.
South Elevation	<ul style="list-style-type: none"> See previous comments on sliding door at Level 00, windows at Level 01 and dormer at roof level. Updated RWP locations included. MVHR ventilation location included.
East Elevation	<ul style="list-style-type: none"> The chimney breast dimensions have been updated to suit proportions of the updated chimney stack. The chimney breast brickwork relief has been updated to 30mm for efficient buildability and increase in Gross Internal Area. The brickwork relief has been updated at Level 00 for party wall agreement purposes.
West Elevation	<ul style="list-style-type: none"> A small area of brick wall with stone coping added at Level 00 for party wall agreement purposes.

A list of the existing and proposed application drawings hereby submitted can be found in the table below:

Drawing	Existing	Proposed
Level 00	218136-S-GA100	01 301 – Level 00
Level 01	218136-S-GA101	01 302 – Level 01
Level 02	218136-S-GA102	01 303 – Level 02
Level B1	218136-S-GA099	01 304 – Level B1
Roof Plan	18042_PL_103	01 305 – Roof Plan
Elevations 1 (North and West)	18042_PL_300 18042_PL_303	02 101 – Elevations 1
Elevations 2 (East and South)	18042_PL_301 18042_PL_302	02 102 – Elevations 2



Conclusion

Should you have any queries or require any further information in respect of the above, please contact Nathan Hall or Samuel Roach of this office; otherwise we look forward to confirmation of receipt of the enclosed information at your earliest convenience.

Yours faithfully

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