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Dear Sir

The Coach House, 26a Upper Park Road, London NW3 2UT
S73 Application – Amendment to Planning Permission (LPA ref. 2022/1133/P)

This letter is written in support of an application for a minor material amendment to the approved scheme.

The Planning Permission

Planning permission was granted on 18th October 2022 under application ref. 2022/1133/P for the construction of rear extensions to the lower ground and ground floor and alterations to the rear façade fenestration.

The planning permission has been implemented and works are underway.

Condition 2 of the planning permission requires the development to be carried out in accordance with the drawings and other supporting material for the avoidance of doubt and in the interests of proper planning.

Having further considered the rear façade changes together with the internal living spaces, the applicant would like to amend the fenestration treatment at rear first floor level only. All other aspects of the development would remain as approved.

The Minor Amendments

The minor amendments are:

- Modification of the windows at rear first floor level to incorporate French windows; and
- Insertion of decorative railings set within the reveals at first floor level, the style of which would match those already approved at ground floor level.

In order to achieve an improved interior to the rear bedroom, full height windows are desired. They will consist of timber framed French style windows opening inwards and would be similar in appearance to those on the floor below, although to retain the hierarchy, the three French windows on the first floor will be of equal proportions.

The French windows will require a safety barrier and this will be in the form of decorative railings set within the window reveals to ensure the living conditions of neighbouring occupiers is safeguarded.

The decorative railings would match the style of the railings already approved at rear ground floor level.

The proposed minor changes thus relate only to the fenestration treatment at rear first floor level. These modest alterations would improve the interior spaces at this level and provide an enhanced rear elevation without harming quality or character.

In all other respects, the approved development remains unchanged. The description of development would not need to be amended. It is appropriate therefore to deal with these modest changes as a minor material amendment under Section 73 of the Town and Country Planning Act (as amended).

In granting planning permission for the development approved under application ref. 2022/1133/P the Council's Delegated Report comments:

"The rear of the property is not visible from anywhere in the public realm and only in very limited views from neighbouring properties and gardens..." The report continues in paragraph 2.4:

"The fenestration changes are for arched openings on all three levels... although the design denotes grandeur beyond the character of the building... this fenestration would not be visible from anywhere in the public realm..." The report continues in paragraph 2.5:

"...the proposal would not have any detrimental impact on the character and appearance of the property or the Parkhill and Upper Park conservation area..."

It stands therefore that this minor amendment would also not have a detrimental impact on the character and appearance of the property or indeed the conservation area in which it is situated. Three arched openings are still proposed which is consistent with the approved scheme.

The only change relates to the fenestration at rear first floor level with full height arched openings with French windows and iron railings set within the reveals.

The minor amendments do not fundamentally alter the development as approved. There is no change to the scale, bulk, depth, design or materials to the rear extensions at lower ground and ground floor levels.

Further Considerations - Impact on Residential Amenity

The proposed changes would not have a worsening effect on the living conditions of neighbouring occupiers. As referenced above, safety railings would sit within the reveals of the openings. There would be no external terraces at this level.

Whether there are 3 sash windows as approved, or 3 French style windows with railings set within the reveals as now proposed, this change would not materially alter the impact the development would have on the living conditions of neighbouring properties in terms of loss of privacy or overlooking. The proposed modifications would have a similar impact as with the approved scheme. It is held therefore that existing residential amenity would be safeguarded.

Planning Policy Compliance

The Local Plan was adopted in 2017. Policies relevant to the development as approved in 2022 therefore remain the same. They have not been updated in the interim for this development to be in conflict with the Local Plan.

One of the main objectives identified in the Council's Local Plan is to manage change and growth in a manner that respects the character, heritage and distinctiveness of the Borough for it to continue to be a popular place to live, work and visit.

We consider the Council's views to not alter as a result of these modest changes. The aims and objectives of the 2017 Plan are still met and the proposed development thus remains in accordance with prevailing national and local planning policies.

In Summary

The proposed development would respect local character and distinctiveness and safeguard the living conditions of neighbouring occupiers. The modest changes would meet the needs of the present without compromising the ability of future generations to meet their own needs.

Approved and Proposed Drawings

The approved drawings to be substituted are:

138-PL-GA02-00-REV C; 138-PL-GA06-00-REV C; 138-PL-GA07-00-REV C; and 138-PL-DET-01.

The amended drawings are numbered:

138-PL-GA02-00-REV D; 138-PL-GA06-00-REV D; 138-PL-GA07-00-REV D; and 138-PL-DT01

We trust you find the details acceptable and we look forward to hearing from you in due course. In the meantime, should you require any further information or clarification of the proposed amendments please do not hesitate to contact us.

Yours faithfully

Tracey Rust

Director

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