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 Date: 04/03/2024

Ms Enya Fogarty  
 Planning Officer  
 London Borough of Camden  
 5 Pancreas Square  
 London  
 N1C 4AG

Dear Enya

**PROPOSED NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 2022/5564/P TO ALLOW ALTERATIONS TO THE EXTERNAL LANDSCAPE OF NO. 5 AND NO. 12 NETHERHALL GARDENS AND MINOR ADJUSTMENTS TO THE FAÇADE OF NO. 12**

Further to the grant of planning permission for reference 2022/5564/P, I write on behalf of the Girls Day School Trust ('the applicant') in relation to minor proposed changes to the approved plans at no. 5 and no. 12 Netherhall Gardens, Camden.

This application for a non-material amendment is accompanied by the following drawings and documentation, in addition to the requisite application fee of £293 + £64 third party portal service charge:

Drawing name	Owner	Superseded reference	Updated revision no.
No. 12 proposed east (Rear) elevation	SWA	628_P602 P1	628_P602 Rev A
No. 5 Proposed ground floor plan	SWA	628_P504 P1	628_P504 Rev A
No. 5 Proposed Site Plan	SWA	628_P503 P1	628_P503 Rev A
No. 12 Proposed Site Plan	SWA	628_P501 P1	628_P501 Rev A
No. 12 Proposed South Elevation	SWA	628_P603 P1	628_P603 Rev A
No. 12 Proposed Ground Floor Plan	SWA	628_P502 P1	628_P502 Rev A
Landscape General Arrangement & Levels Plan	BDL	0271-BDL-XX-XX-DR-L-0001-P05	0271-BDL-XX-XX-DR-L-0021-P05
Soft Landscape Layout Plan no. 5	BDL	0271-BDL-XX-XX-DR-L-0003- P04	0271-BDL-XX-XX-DR-L-0022- P03
Soft Landscape Layout Plan no. 12	BDL	0271-BDL-XX-XX-DR-L-0007- P03	0271-BDL-XX-XX-DR-L-0023- P04
Cross Section AA	BDL	0271-BDL-XX-XX-DR-L-0101-P07	0271-BDL-XX-XX-DR-L-0101-P08
Cross Section BB	BDL	0271-BDL-XX-XX-DR-L-0102-P05	0271-BDL-XX-XX-DR-L-0102-P06
Cross Section CC	BDL	0271-BDL-XX-XX-DR-L-0103-P03	0271-BDL-XX-XX-DR-L-0103-P05

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Cross Section DD	BDL	0271-BDL-XX-XX-DR-L-0104-P03	0271-BDL-XX-XX-DR-L-0104-P04
Illustrative Landscape Masterplan (Site Wide)	BDL	0271-BDL-XX-XX-DR-L-0802-P06	0271-BDL-XX-XX-DR-L-0802-P09
Illustrative Landscape masterplan (no. 5)	BDL	0271-BDL-XX-XX-DR-L-0803-P05	0271-BDL-XX-XX-DR-L-0803-P07
Illustrative Landscape masterplan (no. 12)	BDL	0271-BDL-XX-XX-DR-L-0804-P05	0271-BDL-XX-XX-DR-L-0804-P07
Illustrative hard landscape & levels strategy (no. 5)	BDL	0271-BDL-XX-XX-DR-L-0805- P04	0271-BDL-XX-XX-DR-L-0805- P06
Illustrative hard landscape & levels strategy (no. 12)	BDL	0271-BDL-XX-XX-DR-L-0807- P04	0271-BDL-XX-XX-DR-L-0807- P06
Illustrative soft landscape strategy (no. 5)	BDL	0271-BDL-XX-XX-DR-L-0806-P04	0271-BDL-XX-XX-DR-L-0806-P06
Illustrative soft landscape strategy (no. 12)	BBL	0271-BDL-XX-XX-DR-L-0808-P04	0271-BDL-XX-XX-DR-L-0808-P06
Urban greening factor	BDL	November 2022	15 February 2024
Boundary Wall views (illustrative only)	SWA	N/A	628_P701

### Proposed Non-Material Amendments

This application seeks to amend planning permission 2022/5564/P to align with the following proposed design refinements:

- Refinement of forecourt/playspace of no. 5 and no. 12 and to hard and soft landscape layouts:
  - Redesign of forecourt elements of no. 5 including improved gradient of existing forecourt/access ramp and increased cycle storage in the forecourt of no.5 now with a biodiverse green roof
  - General rearrangement of the front outside space of no. 12, to reflect the fact that the front door to the building will now remain as access to the early years classroom only rather than the main entrance to the building, and expansion of early years play.
  - Updates to hard and soft landscape layouts and associated planting schedules. Whilst features of the soft/hard landscape layout have been updated, the revised Urban Greening Factor calculation indicates an overall score of 0.34 which represents a slight betterment over the previous score approved under application 2022/5564/P.
- Design development in response to fire safety initiatives:
  - Replacement of existing window with new door - see proposed south elevation for more information.
  - General upgrades to fire escape route (fire safety initiative). Includes partial removal of brick boundary wall and extension of timber fence to increase exit width at point of chimney breast, and integration of fire escape steps to replace steep slope within landscaping - please see boundary wall views drawing (628\_P701) and updated landscaping drawings for more information
- Minor external alterations to the building façade of no. 12
  - Adjustments to window vents on the rear (east) elevation only – removal of select window vents and vent to existing glazing re-provided alongside window within brickwork.

- Relocation of new door proposed to bay window from one side of the bay to the other (see proposed east elevation for more information)
- Replacement of existing window with new door. New doorway created in location of existing window to provide direct access to staff room as part of improved fire measures.
- Updated location of no. 5 ASHP enclosure
  - Revised air source heat pump enclosure location – still ensuring the design fits well into the corner of the site with minimal impact on play space.

## **Conclusion**

It is considered that the amendments described above are non-material given their minor scale and the principles of the original scheme remain consistent. The alterations to landscape and incidental alterations to the façade of no. 12 will ensure the same level of design quality secured as part of the original consent.

I trust that all is in order but if you have any queries or require any further information, please do not hesitate to contact me.

Yours Sincerely,

**Oliver Fountain**  
Senior Planner

**For and on behalf of Bidwells LLP**