

24 December 2024
Covering letter S73 Flat 2, 2 Hermit Place NW6

Application to Vary Condition 3 of Planning Permission 2020/3054/P

Introduction

This application seeks to vary Condition 3 of planning permission 2020/3054/P.

The proposed variations comprise:

1. Modification of flank elevations from pitched to vertical, including removal of seven side-facing velux windows and the side dormer
2. Alterations to rear first floor, including replacement of existing window and pitched glazed roof with pitched slate roof and 2 velux windows

Sustainability and Energy Efficiency Justification

The proposed amendments are driven by current environmental performance requirements and enhanced building standards.

The existing property is currently uninsulated. While enhanced thermal performance measures were introduced in the consented scheme, building standards and insulation requirements have significantly evolved since the original consent. Therefore, the amended design facilitates superior insulation performance, particularly on the flank elevations and flat roof. The removal of extensive glazing (seven side velux windows and dormer) reduces thermal bridging and heat loss and the replacement of the glazed rear roof with an insulated slate pitched roof enhances thermal efficiency.

The proposal also seeks to implement carbon reduction measures such as the reduction of carbon-intensive steelwork from the original design, reduced glazing areas to minimise new materials impact and the implementation of circular economy principles through re-use of existing undamaged roof slates for the front and rear mansards and rear first floor roof.

Design Assessment

The proposed vertical flank elevations on the party walls are characteristic of typical terraced mansard extensions. This eliminates the potential for awkward junctions with future neighbouring extensions. The design approach aligns with the existing streetscape, particularly matching the massing of neighbouring properties.

There are no alterations proposed to the front elevation, fenestration or overall roof height.

The proposal maintains and enhances neighbouring amenity. There is no impact on existing windows daylight and sunlight. Overlooking potential is reduced due to the removal of the seven side velux windows and the large side dormer over the stairwell. The proposed design provides rationalisation of rear glazing with a more cohesive design.

The replacement of the existing glazed pitched roof with a traditional slate pitched roof and two velux windows reduces overlooking potential, introduces materials more consistent with the local character and provides improved thermal performance from u-value 1.4W/m²k for the glass roof to an insulated roof with u-value 0.15W/m²k.

Conclusion

The proposed variations represent a thoughtful response to current sustainability imperatives while maintaining design quality and improving residential amenity. The amendments will deliver enhanced environmental performance without compromising the architectural integrity of the approved scheme.