

London Borough of Camden
Development Management
6th Floor
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Sir / Madame

Ref: 10A Oakhill Avenue, London NW3 7RE – Removal of variation of condition application following grant of planning permission (minor material amendments)

Please find enclosed Application for Removal of variation of condition application following grant of planning permission (minor material amendments) relating to the above address. Please note that the application package includes four copies of the following:

- An Ordnance Survey map extract locating the application's site.
- Completed and signed application form.
- A full set of relevant drawings
- Arboricultural impact assessment report
- Basement Impact Assessment
- Land Stability Report
- Ground Investigation Report
- Slope stability and ground movement assessment

In addition we also enclose £195 cheque payable to London Borough of Camden to cover the planning fee.

Cont...

This minor material amendments proposal follows the grant of planning permission for erection of a 3 storey building with lower ground and basement levels to accommodate 2 x 4-beds and 3 x 3-bed units (Class C3) with roof terraces to side elevations, 7 car parking spaces and cycle storage at lower ground floor level and landscaping works, following demolition of existing house (planning reference **2014/1037/P**). The approval for this application was granted in late August 2014.

Essentially this proposal largely reflects the consented scheme. Most of the relevant aspects of the consented scheme such as number of proposed dwellings, height, mass and bulk, privacy and overlooking and to large extent landscape and architectural style are identical to the consented scheme. The principal variations are:

- Reconfiguration of internal layouts – reconfigured layouts would provide better balanced distribution of internal space between 5 apartments and avoid triplex apartments altogether.
- Repositioning of parking area in the basement – New parking would be accessed via an automated system using car lift.
- Repositioning of main entrance to lower ground level – This would provide more comfortable and level access to all apartments.
- Enlargement of rear lightwells – This would allow for better daylight penetration into lower ground and basement areas as well as better outlook without any adverse impact onto existing trees or landscape.
- Minor changes to fenestration
- Change to material treatment of setback, top floor level – instead of approved brick finish it is proposed to use metal cladding with the view that the appearance of this floor would be softer and lighter and therefore possibly architecturally more attractive.

In order to initially assess, elaborate and ultimately demonstrate that the proposed variations will have no adverse impact onto structural (basement and excavation) and arboricultural (larger lightwells) aspects of the scheme, several new reports, relating to these two aspects, have been commissioned, produced and submitted in support of this application.

We trust the enclosed information will enable you to validate the application and proceed with your considerations. However, should you require any further information / clarification please do not hesitate to let us know.

We look forward to hearing from you in due course.

Your faithfully

Almas Bavic, Dip Arch RIBA
AD Design Concepts



London 11/03/2015