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Via Planning Portal Only

14th April 2025

Dear Planning Department

Section 73 – The Town and Country Planning Act 1990

St John's Studio, Harley Road, London, NW3 3BY

**Application for a minor material amendment to your planning permission bearing ref. no. 2022/2145/P
(as amended by 2024/0071/P).**

Introduction

We are submitting this planning application, on behalf of our client, seeking approval for a minor material amendment to planning permission bearing ref. no. 2022/2145/P and referred to herein as “the Planning Permission”, relating to the above mentioned property.

The purpose of this application is to vary condition 5 (materials) of the Planning Permission. This condition states:

“Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Sample panel of brickwork including brickwork, glazed terracotta tiles and baguettes*
- b) Detailed drawings showing how proposed baguettes will be affixed to the supporting framing at 1:2*
- c) Elevations at 1:10 and sections through frames at 1:2 of all windows and glazed doors*

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: In the interests of the character and appearance of the site and the Conservation Area in accordance with policies D1 and D2 of the Camden Local Plan 2017.”

In support of this application please find enclosed: a completed application form and a CIL Additional Information Form.

In the event that this application is approved, in addition to amending condition 5, changes could be required in respect of the other conditions. Please see Appendix 1 for suggested condition amendments.

The Proposal

The proposal seeks a material minor amendment to full planning permission reference 2022/2145/P (as amended by 2024/0071/P) to amend condition 5 (Materials) to remove the terms glazed terracotta. The suggested wording for condition 5 is as follows:

“Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Sample panel of brickwork including brickwork, tiles and baguettes*
- b) Detailed drawings showing how proposed baguettes will be affixed to the supporting framing at 1:2*
- c) Elevations at 1:10 and sections through frames at 1:2 of all windows and glazed doors*

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: In the interests of the character and appearance of the site and the Conservation Area in accordance with policies D1 and D2 of the Camden Local Plan 2017.”

The Site

The site is located on the north-eastern side of Harley Road, to the south of the junction with King Henry’s Road. It comprised a three storey semi-detached residential property. The street is characterised primarily by similar residential properties with the UCL Academy and Swiss Cottage Leisure Centre providing a contrast. The site lies within the Elsworthy Conservation Area and is not statutory or locally listed and can be deemed as a neutral contributor to the surrounding conservation area. The neighbouring properties either side and to the rear of the site (St John’s Lodge, No.1 Harley Road and 157 King Henry’s Road) are identified as positive contributors in the Conservation Area Appraisal. The site lies within a flood risk zone of 1 and a public transport accessibility level (PTAL) of 5/6a.

Relevant Planning History

On the 5th of March 2024, a non-material amendment was granted (2024/0071/P) for “substantial demolition of front, side and rear of existing building and re-modelling to form a new 4 storey 5 bedroom house with re-modelled front and rear hardstanding/garden including a bin store. bike store and air source heat pump in front of the new house”, namely to reduce the extent of demolition, materiality alterations, removal of roof lights, internal layout alterations, window alterations and alterations to terracotta baguettes.

On the 18th of April 2023, discharge of condition application (2023/0602/P) for the discharge of condition 7 (tree protection), 8 (landscaping), 10 (green roof) and 14 (sustainable urban drainage) of planning permission 2022/2145/P.

On the 24th of March 2023, planning permission (reference 2022/2145/P) was granted for the substantial demolition of front, side and rear of the existing building and remodeling to form a new 4 storey 5 bedroom house with re-modelled front and rear hardstanding/garden including a bin store, bike store and air source heat pump in front of the new house.

Planning Legislation and Policy:

Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determinations under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. Section 12 Achieving well designed places and Section 16 Conserving and enhancing the historic environment is relevant to the determination of this application.

Local Planning Policy

For the purposes of this application, the adopted Development Plan for the London Borough of Camden comprises the London Plan (2021) (LP) and the Camden Local Plan (2019) (CLP). Camden’s Planning Guidance (CPG) and emerging Local Plan are material planning considerations.

Planning Analysis:

Design, visual and heritage impact

Section 72 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

LP Policy D3 advocates making the best use of land by optimising the capacity of sites through a design led approach. Policy HC1 reiterates that development affecting heritage assets and their settings should conserve

their significance by being sympathetic to the assets significance and appreciation in their surroundings.

CLP Policy D1 sets out that the Council will seek to ensure that all new development constitutes high quality design. Local Plan Policy D2 states that the Council will preserve and where appropriate enhance heritage assets including listed buildings and conservation areas. The policy continues to set out that the Council will not permit development that results in harm unless the public benefits of the proposal convincingly outweigh the harm.

The proposal is to remove the terms 'glazed terracotta' from condition 5 of the planning permission. Through the detailed design development it became apparent that significant additional structural alterations would be required to support the weight of glazed terracotta baguettes, this would likely involve a greater degree of demolition than was consented. It is proposed to utilise a lighter weight aluminium baguette. The profile and colour of the baguette would be substantially similar to the consented terracotta baguette and therefore would not materially change the external appearance of the building or the contribution it will make to the character of the conservation area (figure 1).

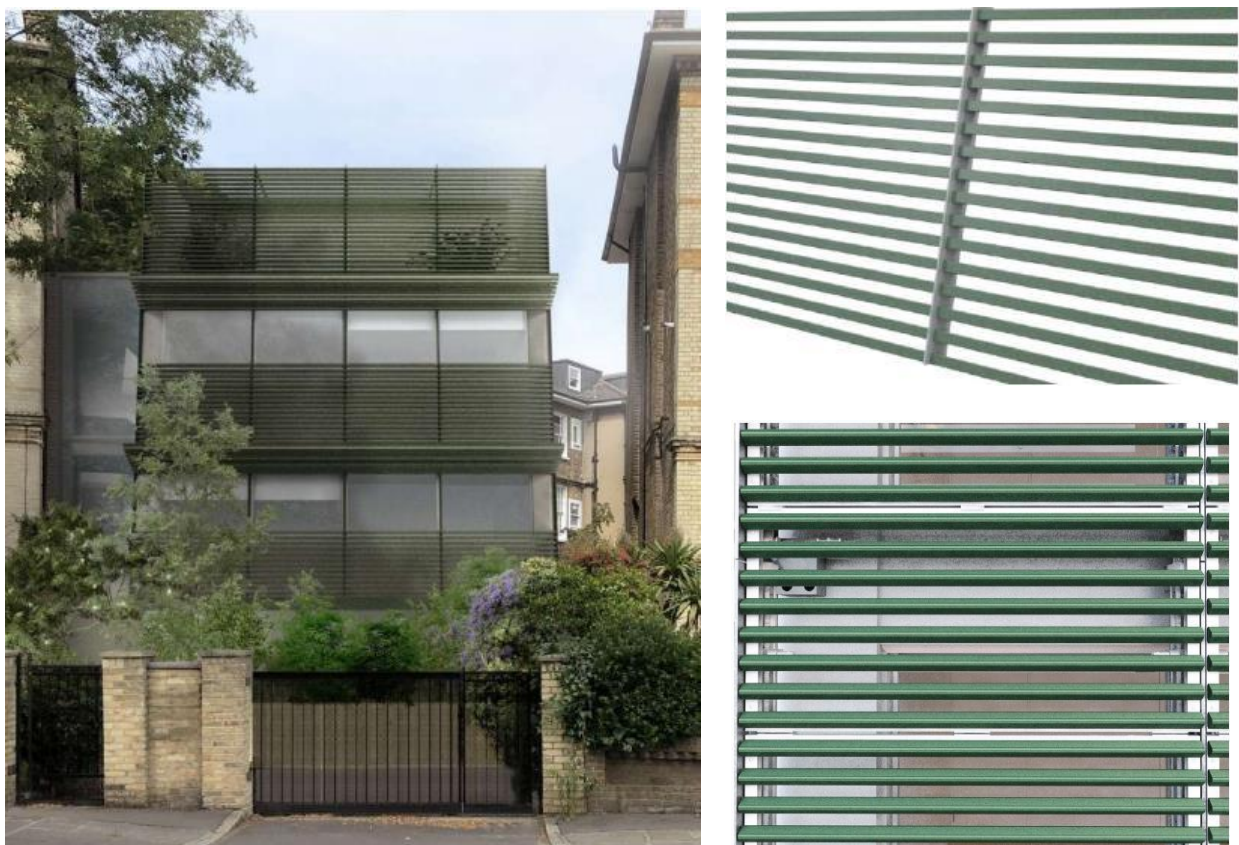


Figure 1: Visualisations of the glazed terracotta baguette system extracted from the approved design and access statement, authored by Gianni Botsford Architects (top left and top right). Visualisation of proposed aluminum baguette system (bottom right). Note the substantial similarities in form, colour and design of the system.

The proposed building remains of high design quality and accords with LP Policies D3 and HC1 and CLP Policies D1 and D2 and would preserve the character of the conservation area in line with section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Other matters

The proposed amendment to the external material does not result in any materially different impacts with respect to neighbour amenity, trees, access and parking or sustainability. The development will continue to provide a high quality living environment for the future occupants and accord with the adopted development plan.

Summary & Conclusion

As demonstrated within this letter the removal of the terms 'glazed terracotta' from condition 5 of planning permission 2022/2145/P would not materially affect the external appearance of the building. The proposal continues to ensure that the building would preserve the character of the conservation area whilst not harming neighbour amenity, highway safety or the quality of the living environment that the building provides. The development is in accordance with the relevant development plan policies and it is therefore respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully.

A handwritten signature in black ink, appearing to read 'Stuart Minty', written over a light grey rectangular background.

Stuart Minty
Director
SM Planning

Appendix 1: Suggested amendments to planning conditions attached to planning permission 2022/2145/P

Condition 1 (time) – could be re-worded as follows:

The development hereby permitted must be begun not later than the 24th of March 2026.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Condition 2 (approved plans) – can be amended to refer to approved plans associated with 2024/0071/P.

Condition 3 (materials to match) – can be re-applied.

Condition 4 (material re-use) – can be re-applied.

Condition 6 (paving and bin/bicycle details) – can be re-applied.

Condition 7 (tree protection) – can be amended to refer to details approved by condition 2023/0602/P.

Condition 8 (hard and soft landscaping) – can be amended to refer to details approved by condition 2023/0602/P.

Condition 9 (landscaping) - this condition can be re-applied.

Condition 10 (green roof) - can be amended to refer to details approved by condition 2023/0602/P.

Condition 11 (cycle store provision) – can be re-applied.

Condition 12 (noise) – can be re-applied.

Condition 13 (plant mounting) – can be re-applied.

Condition 14 (sustainable urban drainage) - can be amended to refer to details approved by condition 2023/0602/P.

Condition 15 (water efficiency) – can be re-applied.