

Gavin Sexton  
 London Borough of Camden  
 Camden Town Hall Extension  
 Argyle Street  
 London WC1H 8ND

7<sup>th</sup> August 2013

Dear Mr. Sexton,

**Re: 158A Mill Lane, London, NW6 1TF ; Planning Application (ref: 2011/4213/P).  
 Application for removal or variation of a condition following grant of planning permission.**

Please find enclosed an application for a section 73 procedure for the variation of a condition in relation to the minor material amendments to the granted planning application Ref. 2011/4213/P.

The requested variations to conditions are as noted below:

**Amendment of a planning conditions -  
 Condition 8:**

Amendments to the following drawings are sought

MIL\_E02a, \_E07b, \_E08b, \_E09b, \_P01u, \_P02u, \_P03u, \_P04u, \_P05u, \_P06u, \_P07u, \_P08u, \_P09u, \_P10u2, \_P11u2.

The replacement drawings are as summarised on the attached document issue sheet and the list of changes to the drawings are as follows:

1	<p><b>General:</b></p> <p>a. General minor improvements to internal layouts of flats, including relocating our clients living accommodation to the third floor to allow for the artist's studio to be located on the fourth floor.</p>
2	<p><b>Front elevation:</b></p> <p>a. Replacement of western pair of rooflights with a single large rooflight to match in width and style the doors to the rooms on the floors below.</p> <p>b. Single roof light deleted.</p> <p>c. The balcony glass handrails have been replaced with steel handrails.</p> <p>d. Juliet balconies and sliding doors have been moved from side elevation to front elevation.</p> <p>e. Dormer width increased to match the width of the balcony. Internally this allows for more headroom within the bed room.</p> <p>f. 1800mm Raised planter bed with timber fence at the boundary to provide privacy and security to the front of the property.</p>
3	<p><b>Side elevation:</b></p> <p>a. Addition of new windows towards the rear of the building to provide better day lighting to individual flats and improve the coherence of the elevation.</p> <p>b. Addition of new windows towards the front of the building to provide better day lighting WC and En-suite.</p> <p>c. Extension of the curtain glass walling to staircase to make the elevation more coherent.</p> <p>d. Addition of louvres over the automatic opening vents (Building Regs / fire requirement)</p> <p>e. Juliet balconies and sliding doors moved to front elevation.</p> <p>f. Privacy screen added to rear balcony. (Condition no.3)</p> <p>g. Additional louvres for mechanical ventilation</p>

4	<p><b>Rear elevation:</b></p> <ol style="list-style-type: none"> <li>Addition of brise-soleil above glazed doors without balconies above to 2nd , 3rd and 4th floors to provide some solar shading.</li> <li>Removal of angled solar panels from the 1<sup>st</sup>, 2<sup>nd</sup> 3<sup>rd</sup> and 4<sup>th</sup> balconies.</li> <li>Solar panels and glass handrails are replaced with steel handrails.</li> <li>3<sup>rd</sup> floor window deleted.</li> <li>4<sup>th</sup> floor window sill raised to match kitchen bench height.</li> </ol>
5	<p><b>Basement at rear:</b></p> <ol style="list-style-type: none"> <li>Addition of a small conservatory enclosure in the light well adjacent to the main living room area.</li> <li>Soft landscaping replaced with paving to rear light wells.</li> <li>Storage area is now a Spa room.</li> </ol>
6	<p><b>Ground Floor:</b></p> <ol style="list-style-type: none"> <li>The arrangement of the entry and garage has been amended.</li> <li>Bike store has been relocated to behind the garage.</li> <li>High light window has been added to Flat B to provide additional natural lighting to the living area due to the height of the boundary walls.</li> <li>High light window has been added to Flat B bedroom 2 to provide additional natural lighting.</li> <li>The balcony glass handrails have been replaced with steel handrails.</li> </ol>
7	<p><b>1<sup>st</sup> Floor:</b></p> <ol style="list-style-type: none"> <li>Rear planter box removed.</li> <li>Solar panels removed.</li> <li>Side Juliet balcony has been moved to front elevation.</li> <li>A window has been added to Flat B bedroom 2 to provide additional natural lighting.</li> <li>The balcony glass handrails have been replaced with steel handrails.</li> </ol>
8	<p><b>2<sup>nd</sup> Floor:</b></p> <ol style="list-style-type: none"> <li>Rear planter box removed.</li> <li>Solar panels removed.</li> <li>Side Juliet balcony moved to front elevation.</li> <li>A window has been added to the kitchen to provide additional natural lighting.</li> <li>The balcony glass handrails have been replaced with steel handrails.</li> </ol>
9	<p><b>3rd floor at rear:</b></p> <ol style="list-style-type: none"> <li>Addition of a balcony to the main living space (previously studio), aligning with the balconies below, to improve external amenity from the living room and to make the rear elevation more coherent.</li> <li>Refer point 1a.</li> <li>Privacy screen added to rear balcony. (Condition no.3)</li> </ol>
10	<p><b>4th floor at rear:</b></p> <ol style="list-style-type: none"> <li>Removal of the angled solar panels and rooflights on the 4th floor terrace and adding a new infill space to the artist's studio, replacement of the original dormer window to create a simple dormer to match the widths to the openings on floors below, making the top floor studio space more coherent. Please note that the dormer is set back from the rear elevation in traditional style with a small terrace similar to the single dormer previously approved.</li> <li>Enlarged rooflights above the artist's studio.</li> <li>Addition of a narrow roof light to the bathroom aligning with the window opening on the floors below.</li> </ol>

11	<p><b>Roof Plan:</b></p> <ol style="list-style-type: none"> <li>New operable flat roof lights to provide additional natural lighting to the Artist studio.</li> <li>Replacement of western pair of rooflights with a single large rooflight to match in width and style the doors to the rooms on the floors below.</li> <li>Single roof light deleted.</li> <li>Brown roof deleted.</li> </ol>
12	<p><b>Building Height</b></p> <p>Due to the Emmanuel school building next door being designed/under construction when our building was originally designed the client was unable to prepare a survey of the neighbouring building. Following the completion of the neighbouring building/ post planning approval a survey was carried out which discovered that our approved building was too tall.</p> <p>This has had a number of serious adverse impacts on our building which are noted below:</p> <ul style="list-style-type: none"> <li>We will need to provide a ramp to access the garage. Due to the height difference, the length of the ramp required to have the car parked on level ground will require the car to be parked within the ensuite of the ground floor apartment.</li> <li>The lowering of the building will cause car clearance issues with the first balcony/head of the garage door when accessing the building.</li> <li>Level access to the waste room will be compromised due to head height issues. Bin collection would be at the bottom of four steps which is not a satisfactory solution of the collection of the waste; as outlined in the Camden waste storage requirement. The area lost to the steps to access the property will not allow sufficient space to locate the general waste and recycling bins within the curtilage of the property for council collection.</li> <li>Disabled access to the site has now been made difficult. The clients aging mother who will be living in the building would now need to use a chair lift to access the front of the building every day.</li> <li>The level of day light access to the ground and basement apartment has been affected, this situation is also exasperated by the school garbage storage area being much larger than anticipated which has made the use of the proposed windows to these side rooms/elevations unobtainable.</li> </ul> <p>To avoid the issues note above we are proposing to raise the height of building so that we are able to achieve the original intension of the design. The building would need to be raised approximately 650mm.</p>

## Amendment of a planning conditions

### Condition 12:

- Bird and bat boxes to be retained
- Brown roof be removed from this condition due to:
  - The brown roof (30sqm) is located 5 stories in the air the maintenance of said area would be quite difficult and dangerous.
  - The removal of the brown roof from the build-up of the roof structure will allow for additional height to be added to the floor below.

Also noted in this application are the amendments to the Section 106 document associated with this project.

## **Section 106 Document**

We are proposing that point 2.12, 2.13 and 4.4 be removed from the section 106 document.

The trees that are proposed to be located down the side laneway should be removed from this application due to:

- a. The location where they were initially proposed has now been filled in/ completed by the works associated with the Emanuel School; including the installation of hard paving and lighting stanchions.
- b. If the trees were to be planted in the proposed locations, car access to the car park and the school garbage would be significantly hindered.
- c. The metre boxes at the front the lane way would need to be demolished and the services relocated. Also the services for the rear property run down that side of the driveway where the proposed trees are proposed, these would also need to be relocated.
- d. The only possible location would be at the very front of the laneway where a small existing tree is already planted. The removal and planting of a new tree would also cause potential issues with the existing services that run around the tree.
- e. The Emanuel School has already included a garden at the rear of the property which includes a number of plants.
- f. Project description and document issues will need to be updated to note the changes.

## Appendix – Site Photos

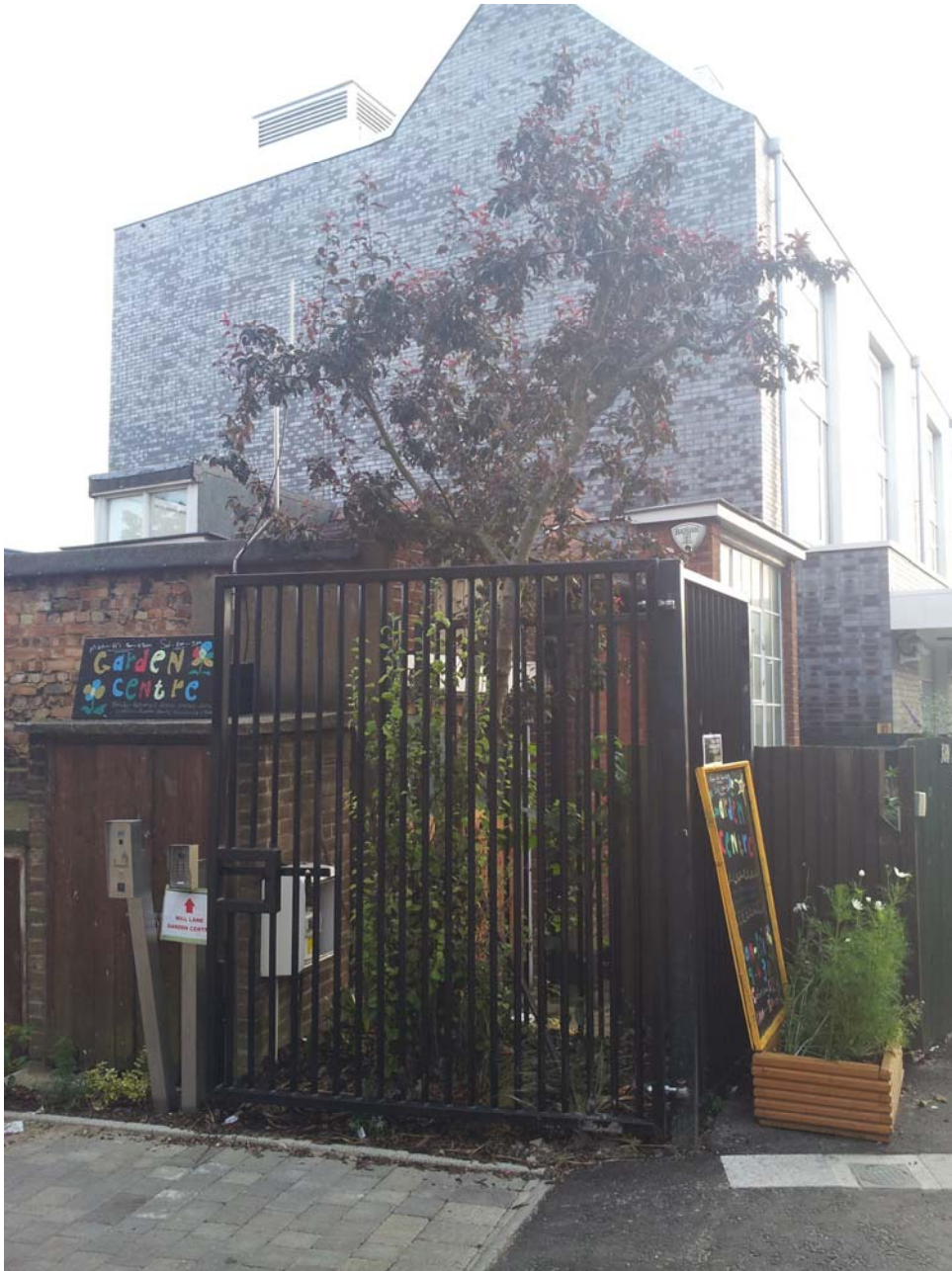


**Image 1: Laneway - View from Mill Lane**  
*(School and site to the right, Mansions building to the left)*

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**Image 2: Laneway - View towards Mill Lane**  
*(School and site to the left, Mansions building to the right)*



**Image 3: Laneway Entrance - Existing tree and metre boxes**  
*(Site in foreground and school building in the background)*