

16 November 2012

London Borough of Camden  
Planning Department  
5<sup>th</sup> Floor  
Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8ND

Dear Sir/ Madam,

**RE : 41 HAMPSTEAD HIGH STREET LONDON NW3 1QE**

Please find enclosed non-material amendment application for 41 Hampstead High Street, London, NW3 1QE. This application seeks to make non-material amendments to an existing granted planning permission reference 2012/3554/P.

We have sought pre-application advice, and have met with Ms Angela Ryan of the planning department to discuss the proposed amendments on 05.11.12, with written advice received on 12.11.12 (ref. CA/2012/ENQ/08254), which recommended the submission of a non-material amendment (section 96a) application to formalise these changes.

The non-material amendments consist of;

- 1. Reconfiguration of the ground to first floor staircase, essentially retaining the same design as the existing.**
- 2. Reconfiguration of the internal layout with the bedroom and bathroom located at first floor level (previously proposed at second floor level) and the kitchen/ dining/ living located at second floor level (previously proposed at first floor level).**

These modifications are necessary due to inaccurate survey information taken at the site by the previous architects at the time that the previous planning application was submitted. A verified measured survey has been conducted which ascertained that the unit at 44.25m<sup>2</sup> GIA is 11.55m<sup>2</sup> smaller than originally stated in the as approved scheme at 55.8m<sup>2</sup> GIA.

The original configuration of the staircase from ground to first floor in the as approved scheme is not achievable due to the constraints of the existing entrance space and head-height above. It is proposed to reconfigure the staircase to essentially retain the same design as the existing. The staircase would not be

compliant by virtue of the existing site constraints, but is the only manner in which to gain access to the first floor. We have discussed the matter with our approved inspector to provisionally agree this strategy.

In order to maximise the area available to the kitchen/ living/ dining space, the internal layout has been reconfigured with the bedroom and bathroom located at first floor level (previously proposed at second floor level) and the kitchen/ dining/ living located at second floor level (previously proposed at first floor level). This maximises the residential amenity available within the existing envelope, and provides a better route for escape from the first floor bedroom to the protected staircase and final exit. Again, we have discussed the matter with our approved inspector to provisionally agree this strategy.

The above proposed amendments are solely internal.

In accordance with the guidance received, we submit three separate sets of plans as detailed on the enclosed issue sheet;

1. The as 'approved' plans (including survey drawings)
2. A clean set of the 'proposed' plans (including survey drawings) and
3. A 'marked-up' set of plans overlaying the proposed plans on the as approved plans.

With the exception of the above items, the proposal complies with the design and access statement and lifetime homes schedule submitted with the approved plans.

We note that the Section 106 agreement relating to the permission as referred to in written advice received on 12.11.12 (ref. CA/2012/ENQ/08254) has been completed as of 04.09.12.

We enclose

1. the original and 3 copies of the completed and dated application form
2. the original and 3 copies of drawings as detailed on the enclosed issue sheet
3. the fee of £170

If we can provide any clarification or further information, please do not hesitate to contact us. We look forward to a favourable response in due course.

Yours sincerely



**JOHN DOBBIN, ARB**