

## **45 Sidmouth Street**

### **Schedule of Non-Material Changes to Planning Permission ref: 2012/0815**

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#### **1. New columns to Sidmouth Street elevation**

Drawing refs: GROUND FLOOR PLAN  
CC & DD PROPOSED ELEVATIONS

For structural reasons, it has been necessary to include 2 x new supporting columns at the NE corner of the building. These would be visible at ground floor level only.

The proposed amendment is non-material because it would have no material impact on the appearance of the building.

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#### **2. Reduced lightwell**

Drawing refs: GROUND FLOOR PLAN  
BASEMENT PLAN

The extent of the basement lightwell to unit no.38 (private dwelling) has been reduced. The change has been proposed to reduce the potential structural impact on the listed wall to St George's Gardens.

The proposed amendment is non-material because it would not affect the appearance of the building, and would not materially affect amenity to the residential flat. The flat would retain a generous private garden.

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#### **3. Lightwell doors**

Drawing refs: BASEMENT PLAN

The west-facing doors to the lightwells of the private flats in the south block have been changed from double doors to a folding glazed wall. The change has been made for design reasons and to increase the amount of daylight available to the dwellings.

The proposed amendment is non-material because it would not affect the appearance of the building when viewed from any public view. It would slightly improve amenity to the affected dwellings.

#### **4. Reduced lightwells**

Drawings refs: GROUND FLOOR PLAN  
BASEMENT PLAN

The extent of the basement lightwells to units 5-7 inclusive has been reduced. The proposed amendment would enable maintenance access to the communal gardens.

The proposed amendment is non-material because it would not materially affect the amenity to the affected dwellings.

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#### **5. Internal lobby and external refuse store to north block**

Drawing refs: GROUND FLOOR PLAN

The size of the internal lobby serving the affordable flats in the north block has been reduced to enable an external bin store to be created. The new bin store would be more convenient to occupiers of some of the affordable units.

The proposed amendment is non-material because it would not materially affect the appearance of the building, access arrangements, or refuse storage.

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#### **6. Refuse storage**

Drawing refs: GROUND FLOOR PLAN  
AA & BB PROPOSED ELEVATIONS  
CC & DD PROPOSED ELEVATIONS

The location of the refuse storage area between the two blocks at ground floor level has been switched so it adjoins the northern block. This has been proposed because it improves the circulation area.

The proposed amendment is non-material because it would not materially affect the appearance of the building or the development's ability to provide for adequate refuse and recycling storage.

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#### **7. Internal lobbies**

Drawing refs: GROUND FLOOR PLAN  
AA & BB PROPOSED ELEVATIONS

The entrance lobbies fronting the Mews Road to private units 33-38 inclusive would be altered. The refuse storage area would be removed to the communal refuse store in the garden (see 24) to enable more flexible storage in the lobby.

The proposed amendment is non-material because it would not affect the appearance of the building and would not materially affect the development's refuse storage capacity.

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#### **8. Roof vent**

Drawing refs: ROOF PLAN

A vent would be installed at roof level above the communal staircase to the south block. The vent is necessary to enable adequate ventilation of communal spaces.

The proposed amendment is non-material because it would not affect the appearance of the building; it would not be visible from any public or private views and is very minor in nature.

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#### **9. Smoke shaft**

Drawing refs: ROOF PLAN  
AA & BB PROPOSED ELEVATIONS  
CC & DD PROPOSED ELEVATIONS

A smoke ventilation shaft would be installed adjacent to the lift shaft in the northern block. This is required to enable compliance with Building Regulations relating to fire.

The proposed amendment is non-material because it would not be visible from public or private views.

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#### **10. CHP flue**

Drawing refs: ROOF PLAN  
AA & BB PROPOSED ELEVATIONS  
CC & DD PROPOSED ELEVATIONS

A flue for the proposed CHP has been provided running from the basement plant room through the north block, discharging above roof level. No flue was designed into the scheme and an extraction flue is essential to enable the CHP to be implemented. The proposed flue would not be located directly above the plant room, but a horizontal duct can be installed at ground floor slab level to enable the flue to be centrally located on the building to minimise its visual impact.

The proposed amendment is non-material because it would not be prominent in any public or private views. While it would be visible from some views it would not have a material impact on the building. It would not have any material impact on the Bloomsbury Conservation Area or setting of St George's Gardens.

The flue would not have any material on the internal layout of the development.

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### **11. Rainwater goods**

Drawing refs: AA & BB PROPOSED ELEVATIONS  
CC & DD PROPOSED ELEVATIONS

Rainwater pipes would be added to elevations to provide for rainwater runoff. Rainwater goods are a necessity for all buildings and the proposed pipes are the minimum necessary to provide adequate runoff. They would be designed to integrate with the building.

The proposed amendment is non-material because it would not have a material impact on the appearance of the building.

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### **12. Parapet heights**

Drawings refs: AA & BB PROPOSED ELEVATIONS  
CC & DD PROPOSED ELEVATIONS

The height of the parapets would be increased by 275mm on the southern block and 150mm on the northern block to enable the green roofs to be properly accommodated.

The proposed amendment is non-material because it would not materially affect the height, bulk and massing of the building, and would not materially affect the appearance of the building. The building's impact on the Conservation Area and St George's Gardens would not be material.

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### **13. Obscured windows**

Drawing refs: AA & BB PROPOSED ELEVATIONS  
AA & BB PLANNING COMPARISON PROPOSED ELEVATIONS

New windows would be installed in the south elevation at first, second and third floor levels. These windows would provide improved natural light to habitable rooms, but would be made from obscured glass to ensure no new overlooking is caused.

The proposed amendment is non-material because it would not materially affect the appearance of the building, and would not introduce any new impacts on the amenity of neighbours.

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### **14. Railing height**

Drawings refs: AA & BB PROPOSED ELEVATIONS  
CC & DD PROPOSED ELEVATIONS

The height of the railings surrounding the lightwells would be reduced from 1800mm to 1500mm. The change is proposed to improve the appearance of the building and make it appear less defensive. The amendment would also have a slight increase on the amenity of the properties behind the railings.

The proposed amendment is non-material because it would not materially affect the appearance of the building or compromise the safety and security of the development.

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#### **15. Window omitted**

Drawing refs: CC & DD PROPOSED ELEVATIONS

A west-facing window at fourth floor in the northern block would be omitted because of the insertion of the smoke shaft. The window is no longer necessary.

The proposed amendment is non-material because it would not materially affect the appearance of the building.

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#### **16. Opaque panels**

Drawings refs: AA & BB PLANNING COMPARISON PROPOSED ELEVATIONS  
CC & DD PLANNING COMPARISON PROPOSED ELEVATIONS

The locations of the opaque panels on elevations have been adjusted to be consistent with revised internal layouts.

The proposed amendment is non-material because it would not materially affect the appearance of the building. The rhythm of the panels and window openings would be retained.

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#### **17. Elevations**

Drawings refs: AA & BB PLANNING COMPARISON PROPOSED ELEVATIONS  
CC & DD PLANNING COMPARISON PROPOSED ELEVATIONS

We have proposed non-material amendments to the positions of windows and other openings. These amendments are sought to ensure the proposed elevations are consistent with the most up-to-date room layouts which have been modified to maximise the quality of residential amenity.

The proposed amendment is non-material because it would not materially affect the appearance of the building. The amendment would also improve the amenity of the proposed dwellings and would not introduce any new adverse impacts on neighbour amenity such as from overlooking.

### **18. Balcony width**

Drawings refs: CC & DD PROPOSED ELEVATIONS

The widths of the north-facing balconies have been reduced because the wider balconies were not buildable.

The proposed amendment is non-material because it would not materially affect the appearance of the building or the quality of amenity available to the affected dwellings.

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### **19, 20 & 21. Cycle and refuse storage areas**

Drawings refs: GROUND FLOOR PLAN  
AA & BB PROPOSED ELEVATIONS  
CC & DD PROPOSED ELEVATIONS

The approved plans indicate an outdoor cycle storage area in the southern end of the rear garden. We proposed to partially relocate the cycle store to adjacent to the building. We also seek to relocate some of the internal refuse storage to the location of the approved cycle store.

The proposed amendments are non-material. The proposed revised cycle storage area (23) is no less accessible than the originally-approved location and would not be publicly visible. Accompanying alterations to the boundary (25) would not have any material impact on the appearance of the development. Details of the cycle storage will be submitted in accordance with condition 13 of the planning permission.

The proposed refuse storage area (24) would complement the refuse area referred to at alteration 7. The overall amount of refuse space would not be reduced from the approved permission. The walking distances from the dwellings to the refuse storage area would be acceptable.

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