

The following supporting planning statement was originally submitted on 13/08/2012 as part of an application for minor, non-material amendment to existing planning consent 2012/0989/P:

This document may however also be read in conjunction with the current full planning application.

# Supporting Statement

**73 Plender Street (former Parrs Head Public House), London NW1 0LB**

*Application for minor (non-material) amendment to existing planning consent 2012/0989/P.*

Project title	Job title	Document title	Date	Editor	Reference	Revision
73 Plender Street London NW1 0LB	Minor (non-material) amendment to existing planning consent	Supporting Statement	07.08.12	GC	Plender/73 /MA/Statement	-

# 1. Introduction

- 1.1 This application is for a minor, non-material amendment to an existing planning consent (2012/0989/P) which in itself relates to an earlier planning application (2011/2886/P). See table for more details on previously approved developments.

Previously approved developments (relevant cases only)	
<b>2011/2886/P</b>	Change of use and works of conversion of public house (Class A4) to five self contained flats [1 x 1 bedroom, 1 x 3 bedroom & 3 x 2 bedroom] (Class C3) including erection of mansard roof extension plus dormer windows; new rooflights at first floor level rear and creation of new lightwell comprising glazed blocks plus metal grille enclosure at ground floor level at Bayham Place frontage.
<b>2012/0989/P</b>	Erection of extension at rear first, second and third floor levels south east corner to party wall; formation of new Studio self-contained flat, new timber framed glazed windows at ground floor level, including excavation of internal light well at the rear basement and ground floor levels, installation of balconies at rear as amendment to planning permission dated 29/11/2011, ref.2011/2886/P [Change of use and works of conversion of public house (Class A4) to five self contained flats [1 x 1 bedroom, 1 x 3 bedroom & 3 x 2 bedroom] (Class C3) including erection of mansard roof extension plus dormer windows; new rooflights at first floor level rear and creation of new lightwell comprising glazed blocks plus metal grille enclosure at ground floor level at Bayham Place frontage].

- 1.2 The proposed minor, non-material amendments are for (i) the reduction of the setback between the parapet wall and the mansard roof slope on Plender Street and Bayham Place elevations and (ii) the rearrangement of the internal layout in response to the reduced setback proposed under (i).
- 1.3 The necessity for the aforementioned amendments stems from the erroneously measured height of the parapet wall and cornice as first shown on planning application 2011/2886/P (applicant: Stuart Henley and Partners) and incorporated into subsequent planning application 2012/0989/P (applicant: Bonnystreet.com Planning).
- 1.4 This statement should be read in conjunction with drawings no. *Plender/73/MA/1 (elevations and sections)* and *Plender/73/MA/2 (floor plans)* as well as the pre-application correspondence available in the annexe of this document.

## 2. Details of proposed amendments

- 2.1 The approved plans included the erection of a mansard roof, for which a setback of 0.75 m between the inner edge of parapet wall and the mansard roof slope was foreseen.
- 2.2 The reasoning behind the setback (cf. original case officer's report for planning application 2011/2886/P) was to minimize (but not eliminate) views of the mansard roof from street level.
- 2.3 Unfortunately it was later noticed that the original drawings associated with planning application 2011/2886/P - and subsequently incorporated into 2012/0989/P – underestimated the height of the parapet wall and the vertical position of the cornice elements by at around 0.5 m. In other words, the parapet wall is in reality at least 0.5 m higher (after broken parts were made good) than shown all previous elevation drawings. In reality therefore the existing parapet wall would obscure most (but not all) of the mansard without the required setback.
- 2.4 As a result of these discrepancies, the applicant believes that there is no longer a requirement for a setback of 0.75 m. A more appropriate setback of 0.2 m is therefore proposed as a non-material amendment in light of these recent findings.
- 2.5 The proposed setback reduction only affects the Plender Street and Bayham Place elevations. Other elevations did not include a setback as part of the original planning consent and therefore do not form part of this application.
- 2.6 In order to offer adequate outlook and daylight levels to the top floor flat, the applicant also wishes to slightly lift the dormer windows. Given the actual height of the parapet wall, this change would be necessary regardless of the setback distance (0.2 m or 0.75 m). A gap between the top of the roof and the top of the dormer window will remain.
- 2.7 Total roof height will remain unchanged and floor-to-ceilings levels will continue to meet minimum requirements (2.3 m).
- 2.8 Sightline calculations suggest that views from street level towards the mansard roof and dormer windows will remain virtually unchanged after the setback has been reduced (see drawing *Plender/73/MA/1 "Elevations and sections"* for more details). When viewed from higher up (for example, neighbouring properties), the setback no longer has any significant effect on views.

- 2.9 It is our opinion that a reduced setback (in light of the underestimated parapet wall) will be more consistent with other mansard roof extensions in the borough and respect the historic character/form of the host building.
- 2.10 The reduced setback will increase the internal floor area of the top floor residential unit. This improvement will significantly benefit future occupiers.
- 2.11 As a result of the increased floor space, a few minor internal rearrangements are proposed (see drawing *Plender/73/MA/2 "Floor plans"*), including (i) making all bedrooms en-suite, (ii) combining living room and kitchen into an open-plan arrangement (with the kitchen element in the darker corner of the space), (iii) moving the smaller bedroom towards a window facing 90 degrees of due south and (iv) positioning a small study room near the window receiving less light. Similar internal rearrangements are proposed inside the 2<sup>nd</sup> floor flat.
- 2.12 The proposed internal rearrangements will not affect occupancy rates or the number of bedrooms. All bedrooms, single or double, will continue to exceed Camden's minimum requirements, as will overall unit sizes. The existing stacking order will be preserved. Both flats will continue to be marketed as 2B4P and 2B3P flats in line with the original planning consent. See room schedule table for details.

Room and unit sizes schedule			
		Proposed floor space	Min. requirement
<b>Top floor flat (2B3P)</b>	Total floor area:	76 m <sup>2</sup> + 5 m <sup>2</sup> balcony	61 m <sup>2</sup>
	1 <sup>st</sup> bedroom*:	16.5 m <sup>2</sup>	11 m <sup>2</sup>
	2 <sup>nd</sup> bedroom*:	10 m <sup>2</sup>	6.5 m <sup>2</sup>
<b>Second floor flat (2B4P)</b>	Total floor area:	84 m <sup>2</sup> + 5 m <sup>2</sup> balcony	75 m <sup>2</sup>
	1 <sup>st</sup> bedroom*:	18 m <sup>2</sup>	11 m <sup>2</sup>
	2 <sup>nd</sup> bedroom*:	11.5 m <sup>2</sup>	11 m <sup>2</sup>

(\*) excludes en-suite 2.5 m<sup>2</sup> WC/shower room

### 3. Pre-application advice

- 3.1 The applicant has sought pre-application advice with Hugh Miller (case officer on 2012/0989/P and 2011/2886/P) and Amy Spurdle (duty planning officer).
- 3.2 Hugh Miller was consulted on the proposed reduction of the setback between mansard roof slope and parapet wall in light of the underestimated parapet wall. It was recommended that the applicant should apply for a minor, non-material amendment.
- 3.3 The proposed setback was also discussed at the duty planning meeting on 31 July 2012 with Amy Spurdle, who reconfirmed that an application for minor, non-material amendment is the most suitable way forward. In addition, no issues were foreseen with the proposed glazed roof element of the dormer windows or the internal rearrangements (including the addition of a clearly labelled study room).
- 3.4 The prospect of adding two additional dormer windows to the top floor was also discussed and considered as acceptable in principle. However, due to the nature of these changes it was concluded that an application for minor material amendment or a full planning application would be the most suitable route for the additional dormer windows. Such proposals therefore do not form part of this application for minor, non-material amendment.

### 4. Conclusions

- 4.1 The aforementioned proposals (namely the reduced setback between parapet wall and mansard roof slope as well as the rearrangement of the internal layout) are submitted as part of a minor, non-material amendment to planning consent 2012/0989/P.
- 4.2 The proposals are considered non-material since (i) there will be virtually no changes to the views of the mansard roof and dormer windows from street level or above, (ii) the overall roof height remains unchanged and (ii) occupation levels, bedroom numbers and compliance with minimum room/unit size requirements remain unaffected.
- 4.3 The proposals benefit from extensive pre-application advice from both the case officer of the affected planning consent and the duty planning officer.

## Annex I: Pre-application advice from Hugh Miller

## RE: Advice on minor amendment to planning consent (2011/2886/P - 73 Plender Street - Case Officer Hugh Miller)

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From: **Miller, Hugh** (Hugh.Miller@camden.gov.uk) This sender is in your [contact list](#).

Sent: 11 July 2012 14:41:22

To: 'Glen Christen' (glen.christen@bonnystreet.com)

Hello Glen,

From the contents of the email also our discussion it is considered that an application for Minor/Non-material amendment would suffice in this instance.

In addition to the application form, please submit the following:

Existing drawings, approved drawings & proposed drawings – floor plans, sections & elevations as appropriate.

Fee £25.00; the Council has 28 days to respond to state acceptance of the amendments or whether formal planning permission is required.

Hugh Miller  
Planning Officer

Telephone: 020 7974 2624

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**From:** glenchristen@hotmail.com [mailto:glenchristen@hotmail.com] **On Behalf Of** Glen Christen

**Sent:** 09 July 2012 13:19

**To:** Miller, Hugh

**Cc:** Martin, Carlos

**Subject:** Advice on minor amendment to planning consent (2011/2886/P - 73 Plender Street - Case Officer Hugh Miller)

Dear Hugh,

(Carlos - I have CCed you in as you kindly advised us during the pre-application stage)



I am writing in regards to the approved planning application for the conversion of 73 Plender Street (former public house) into residential flats (for which you were the case officer). The application reference is 2011/2886/P.

The approved plans included the addition of a mansard roof, set back by around 1m from the parapet to minimize views to it from street level.

Unfortunately, it appears that the original applicant made a mistake when it came to the elevation drawings. On these drawings, it appears that the height of the parapet wall was underestimated. In reality, the parapet wall is at least 0.5m higher than on those drawings, hence obscuring most of the proposed mansard roof.

As a result of these discrepancies, the builders have mistakenly constructed the mansard roof structure without the required 1m setback. The actual setback is now around 0.2m.

Whichever way the builders might have constructed the roof, it appears that it would have been impossible to accurately match the approved drawings.

The developer now wishes to amend the planning application so that the built structure is in accordance with planning consent.

Ideally, the developer would like to keep the setback at 0.2 m for the following reasons:

- The reasoning behind the 1m setback was to hide the mansard roof from street level as much as possible (albeit not completely, see original officer's report). Given that the parapet will in reality obscure most of the mansard roof we believe that there is no longer a need for a setback.
- The attached view-lines drawing shows that even without a 1m setback only the top part of the roof will be visible from street level. In fact, less of the mansard roof will be visible compared to what was given planning consent in 2011.
- By reducing the unnecessary setback the size of the top floor residential unit can be increased by around 10m<sup>2</sup>, thus vastly improving the amenity for the future occupiers.
- The cost/time required to rebuild the roof will cause significant delays and require the

scaffolding to remain in place for much longer than originally planned.

I have attached a drawing comparing the approved (but incorrect) elevation plans with what has actually been built.

Ideally, we would like to apply for a minor alteration (material or non-material, depending on your advice) to the original planning consent.

In that respect, we were hoping you would be able to advise on the following points:

- Can a reduced setback be approved as a minor alteration in light of these findings?
- Are these amendments material or non-material?

We look forward to hearing back from you and hope to resolve this matter as soon as possible and to the satisfaction of the Council.

Kind regards,

Glen Christen

**Planning Consultant**

**Bonnystreet.com | Planning**

T: +44 (0) 7828 663423

@: [glen.christen@bonnystreet.com](mailto:glen.christen@bonnystreet.com)

Supporting the [Shivanfoundation.org](http://Shivanfoundation.org)

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## Annex II: Pre-application advice from Amy Spurdle

## RE: 73 Plender Street

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From: **Planning** (Planning@camden.gov.uk)

Sent: 07 August 2012 10:31:26

To: 'Glen Christen' (glenchristen@hotmail.com)

Cc: Ganesh Verlautham (ganeshv@hotmail.co.uk); Mark Blooman (B2) (mb@b2surveyors.co.uk)

Dear Glen,

My sincere apologies for the delay in getting back to you.

In my view there is unlikely to be any issues with adding a second dormer window to the Plender Street side.

Provided that the two bedrooms meet our residential development standards I cannot foresee any issues with creating a study, provided that you clearly label the room as a study on the plans and advertise the unit correctly.

Thanks

Kind regards

Amy Spurdle

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control section or to the Council's formal decision.

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**From:** Glen Christen [mailto:glenchristen@hotmail.com]

**Sent:** 02 August 2012 14:28

**To:** Spurdle, Amy; Enquiry Desk Inbox

**Cc:** Ganesh Verlautham; Mark Blooman (B2)

**Subject:** 73 Plender Street

Dear Amy,

Thank you for the pre-planning advice given to us last Tuesday and for consulting with Hugh Miller beforehand. It has proven very helpful.

Have you been able to run the remaining questions past Hugh Miller yet?

I believe these were in regards to the two dormer windows on the Plender Street elevation and the modified internal layout on the top floor (inclusion of study room).

Kind regards,

Glen Christen

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LB Camden

## Duty Planning Meeting

Tuesday 31 July 2012 10:30 AM

### Site: 73 Plender Street (former Parrs Head Public House)

Previously approved developments:

2011/2886/P	Change of use and works of conversion of public house (Class A4) to five self contained flats [1 x 1 bedroom, 1 x 3 bedroom & 3 x 2 bedroom] (Class C3) including erection of mansard roof extension plus dormer windows; new rooflights at first floor level rear and creation of new lightwell comprising glazed blocks plus metal grille enclosure at ground floor level at Bayham Place frontage.
2012/0989/P	Erection of extension at rear first, second and third floor levels south east corner to party wall; formation of new Studio self-contained flat, new timber framed glazed windows at ground floor level, including excavation of internal light well at the rear basement and ground floor levels, installation of balconies at rear as amendment to planning permission dated 29/11/2011, ref.2011/2886/P [Change of use and works of conversion of public house (Class A4) to five self contained flats [1 x 1 bedroom, 1 x 3 bedroom & 3 x 2 bedroom] (Class C3) including erection of mansard roof extension plus dormer windows; new rooflights at first floor level rear and creation of new lightwell comprising glazed blocks plus metal grille enclosure at ground floor level at Bayham Place frontage].

### **Proposed development to be discussed at meeting:**

Revisions to approved planning application 2011/2886/P, including:

- Reduction of setback between parapet wall and roof slope (document part 2)
- Inclusion of additional top-floor window openings to Plender St and Bayham Place elevations (document part 3)
- Modifications to style/type of window openings on top floor (document part 4)
- Rearrangement of internal layout as a result of reduced setback (document part 5)

## Part 1: Previously approved elevation drawings and plans

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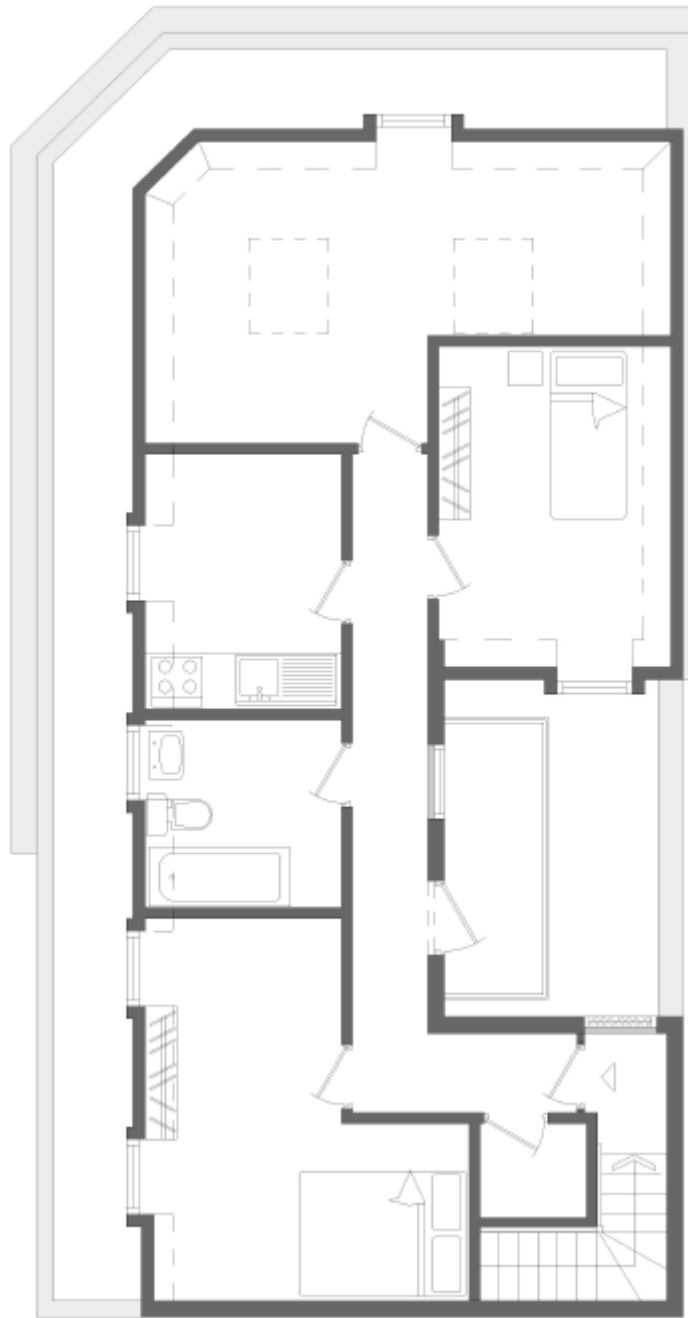


Bayham Place elevation



Plender Street elevation





Previously approved floor plan

## Part 2: Proposed revision

### Reduction of setback between parapet wall and roof slope

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#### Preliminary comments:

The approved plans included the addition of a mansard roof, set back by around 0.75 m from the parapet wall to minimize views to it from street level.

Unfortunately, it appears that the original applicant made a mistake when it came to the elevation drawings. On these drawings, it appears that the height of the parapet wall was underestimated. In reality, the parapet wall is in most places at least 0.5m higher than shown on previous drawings, hence obscuring most of the proposed mansard roof.

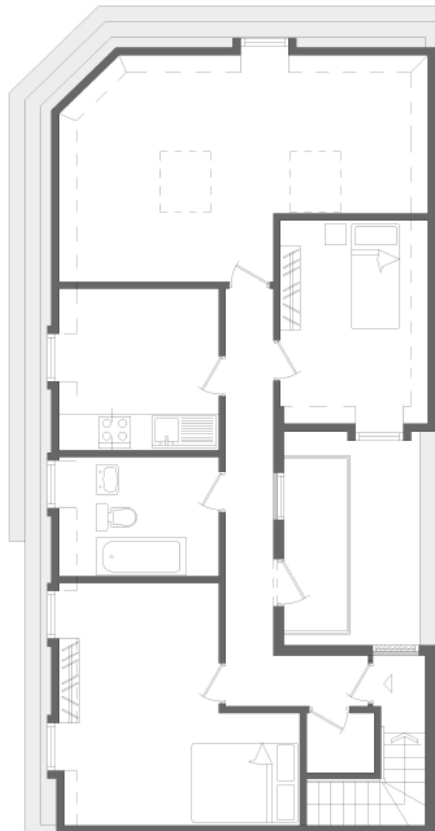
As a result of these discrepancies, we would like to reduce the setback from 0.75 m to around 0.2 m as shown on the following drawings. We will also need to slightly lift the dormer windows in order to allow enough light to penetrate into the flat.



Revised Bayham Place elevation, showing actual parapet (made good in parts) and reduced setback



Revised Plender Street elevation, showing actual parapet (made good in parts) and reduced setback



Revised top floor plan showing reduced setback

Our sight line calculation suggests that, just as with the approved application, only the very top of the mansard roof /dormers will be visible from street level, even without the setback. In fact the increased parapet wall makes up for the reduced setback in a way that these proposed changes will not affect views from the public realm.



Sight line calculation, showing no visible changes from street level

### Conclusions:

The reasoning behind the 1m setback was to hide the mansard roof from street level as much as possible (albeit not completely, see original officer's report). Given that the parapet will in reality obscure most of the mansard roof we believe that there is no longer a need for a setback.

By reducing the unnecessary setback the size of the top floor residential unit can be increased by around 10m<sup>2</sup>, thus vastly improving the amenity for the future occupiers.

We have previously spoken to Hugh Miller (case officer) about reducing the setback. Mr. Miller recommended sending through these amendments as a minor, non-material amendment, due to the argument that views from the public realm are not affected. We feel however that it is important to bring this topic up again in regards to proposed revisions to follow later on in this document and to reconfirm that these amendments are acceptable as a non-material change in principle.

## Part 3: Proposed revision

### Inclusion of additional top-floor window openings to Plender St and Bayham Place elevations

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#### Preliminary comments:

Our simulation suggests that the top-floor living room as approved will receive comparatively little daylight levels and offer only a poor outlook. We hope to make the most of the reduced roof slope setback by adding a few more window openings to both the Plender St and Bayham Place elevations.

On the Plender Street elevation, we propose two centrally-placed window openings instead of only one. We believe this would better suit the form of the building whilst ensuring that these new openings are subordinate to the existing building.



Plender Street elevation:  
two centrally-placed window openings instead of only one

On the Bayham Place elevation, we propose either one or two extra window openings to be vertically aligned with the existing blanked out windows of the existing building. The first option consistently aligns each 2<sup>nd</sup> floor window with a top-floor window opening subordinate in size. Due to the internal layout of the top-floor flat one of these new windows would need to be blanked out; however this would not be noticeable from the public realm. The second option bypasses this restriction but placing a singly window centrally-aligned above the two blanked out windows below.

This results in even gaps between each top-floor window opening and is in our opinion the preferable option.



Bayham Place elevation: Option 1

Two additional top-floor windows vertically aligned with blanked out windows below. One window will need to be blanked out.



Bayham Place elevation: Option 2 (preferable outcome)

One additional top-floor windows centrally aligned above blanked out windows below. Even gaps between each top-floor opening.

**Discussion:**

We believe additional window openings will respect the form and appearance of the building whilst improving daylight and outlook levels.

- Is the LPA in principle satisfied with these proposals?
- Does the LPA agree that option 2 (one extra window facing on Bayham Place) is the preferable option?
- Given that these additional openings are proposed on street-facing elevations that already contain plenty of window opening, does the LPA recommend applying for these revision as minor, non-material amendments or will they recommend a full planning application? In the latter case, is the Council in principle satisfied with the preferred option?

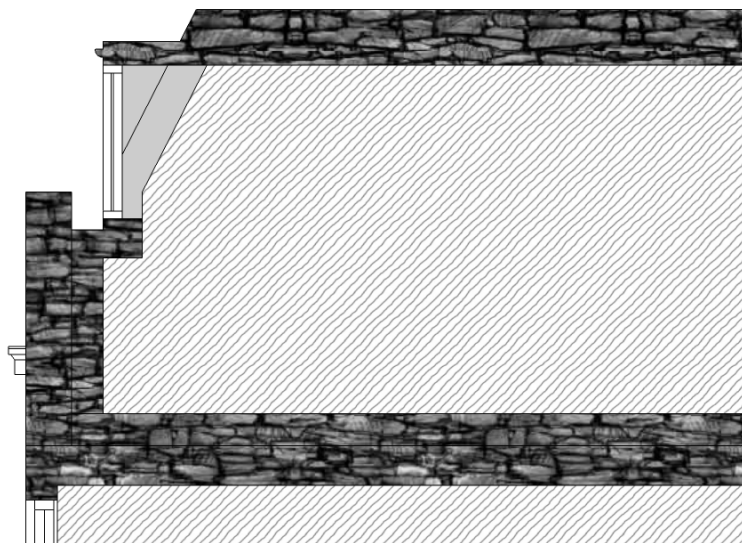
## Part 4: Proposed revision

### Modifications to style/type of window openings on top floor

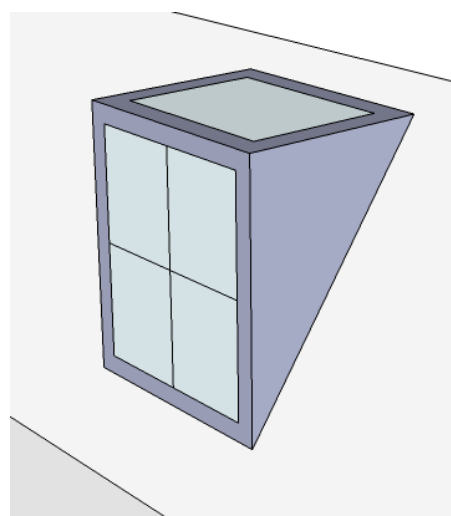
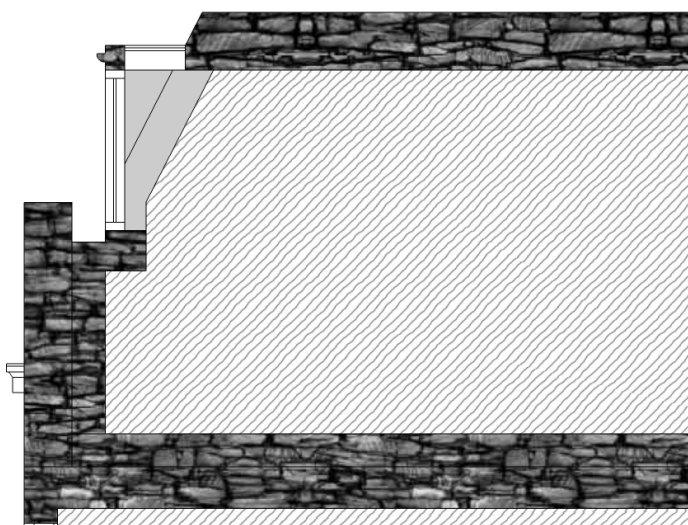
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#### Preliminary comments:

The existing proposal makes provision for dormer window openings on the top floor. In order to increase daylight levels, we propose to either a) make use of dormer openings with glazed roof element or b) provide sloped Velux/Conservation windows instead of vertical dormer windows. In the latter case, the parapet wall would hide most of the windows when seen from the pavement below or opposite the principal elevations.



Revised top-floor dormer window section with actual parapet wall and reduced setback



Alternative revised dormer window with glazed roof element (not visible from public realm).





Sloped Velux/conservation window alternative



A sloped window design would barely be noticeable from street level.

#### Discussion:

- Would dormer windows with a glazed roof element be acceptable in principle as a minor non-material amendment as the glazed roof element cannot be seen from the public realm?
- Given that they would only be noticeable from afar, would the LPA accept sloped (eg. middle-hung) Velux/Conservation windows?

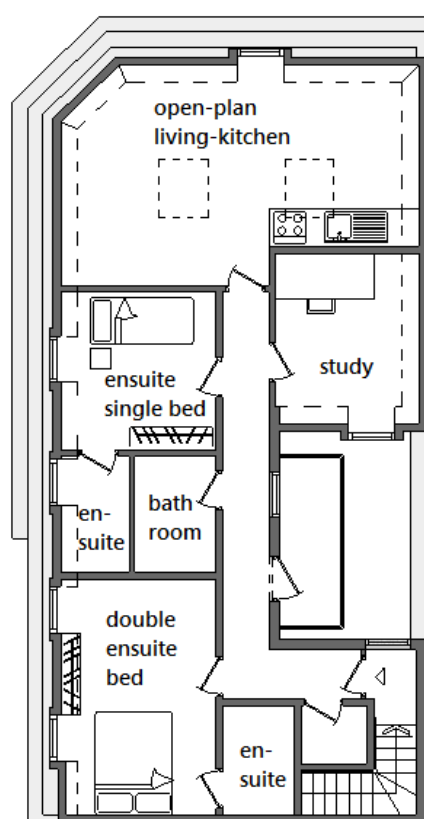
## Part 5: Proposed revision

### Rearrangement of internal layout as a result of reduced setback

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#### Preliminary comments:

The reduced roof slope setback will increase the floor area of the top-floor flat by at almost 10m<sup>2</sup> and thus greatly benefit future occupiers. As a result, a few internal rearrangements are proposed, including making both bedrooms en-suite, making the living room/kitchen open-plan (with the kitchen element in the darker corner of the room) and adding a small study (in the room receiving less light).



Proposed top-floor flat layout alterations after reduced roof slope setback.

**Note proposed additional window openings to Plender St / Bayham PI elevations not included in drawings.**

#### Discussion:

Is the LPA in principle satisfied with the internal alterations, including the addition of a study room?  
Is there a risk of this room being considered large enough to be an additional bedroom?