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Development Control
London Borough of Camden
Town Hall Extension
Argyle Street
London
WC1H 8NL

FAO – Tania Skelli-Yaoz

27 January 2009

Dear Sirs

1 Radlett Place, London NW8
Planning permission ref. 2008/3160/P (APP/X5210/A/09/2104199)
Minor amendment to a planning permission

On behalf of the applicant, Radlett Estates Ltd., we hereby enclose an application for a minor amendment to the approved drawings following a grant of planning permission.

Planning permission was granted on appeal by the Inspector on 8 October 2009 for the demolition of an existing single dwellinghouse (Class C3) and the erection of a single family dwellinghouse (Class C3) with associated landscaping, car parking, two-storey guest house and single storey annex in the garden.

As part of the detailed design process prior to construction, some minor changes are required to the footprint of the sub-basement and basement levels. These changes are required due to plant requirements and to provide space to adequately house the storm water attenuation tank room, rainwater and grey water tanks. A file note prepared by the architects explaining the need for the changes accompanies the application.

The changes are very minor in scale and nature. They involve a reduction in the extent of the pool treatment plant room and a widening of the lobby area to provide space for plant at sub-basement level. At basement level, the changes involve an increase in the extent of the massage room and a slight realignment of the extent of the billiards room and cinema room.

At basement level the slightly realigned cinema room very slightly encroaches into the root protection area (RPA) of one of the garden trees. The arboricultural report that accompanied the approved scheme acknowledged the slight incursion into the RPA (3% of the total RPA) and this was considered to be acceptable and not detrimental to the amenity and vitality of the tree. The realignment of the basement has no greater impact than the approved scheme. A copy of the approved arboriculture report is included with this application together with the arboricultural method statement required under condition 3 of the planning permission.

It is considered that the changes to the two basement levels do not impact on the description of the approved development. The changes are all below ground and will not be noticeable at all from the street. It is considered that the changes are minor amendments that do not materially change the character or impacts from the approved development. They raise no material or new planning issues, and in the context of the planning permission they are not considered to be significant alterations to the approved scheme.

Accordingly, we provide the following:

- 4 copies of the relevant application forms.
- 4 copies of a site plan
- 4 copies of the revised plans at sub-basement and basement level (at A1 and A3 size).
- 4 copies of the approved plans at sub-basement and basement level (at A3 size).
- 4 copies of a file note from MMM Architects explaining the need for the changes.
- 4 copies of the approved Arboricultural report prepared by Arbtech.
- 4 copies of the Arboricultural Method statement prepared by Arbtech.

As the application represents a minor material amendment whose scale and nature results in a development which is not substantially different from the one which has been approved, the appropriate fee is £170.00. A cheque in respect of this application fee, made payable to the London Borough of Camden, is hereby enclosed.

Yours faithfully



Simon Wallis
Associate Partner

For and on behalf of
The London Planning Practice LLP

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cc Mike Stott, Arcadis APS (letter only)
Michelle Cooper, MMM Architects (letter only)