

Schedule of Alterations to Approved Planning Permission

Garden Flat, 14 Kidderpore Gardens, London NW3 7SR

Introduction

This document explains the differences between the approved planning permission granted by the London Borough of Camden on the 20th March 2009 under application number 2009/0659/P.

Existing Planning Permission

Planning Permission was obtained by Metropolitan Development Consultancy for the Clockwork Group and this was granted on the 20th March 2009.

The approved proposals involved the following:

Works associated with lowering the basement cellar to create additional habitable floorspace under the whole property for the ground floor flat.

To the front, the externally visible works comprise the excavation of two lightwells.

To the rear the externally visible works are as follows:

- excavation of a section of the garden to provide a new lower ground floor patio;
- replacement of the garden stairs by a shallow balcony with side staircase;
- insertion of a window on the side elevation (south) of the original extension at ground floor level;
- additional of French doors underneath the existing projecting bay; and
- insertion of a window and French doors at lower ground floor to the original extension

Internally the flat was redesigned with predominantly living accommodation on the upper floor and bedroom accommodation on the lower floor.

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New Proposals

The new proposals are generally the same in form in that they involve the creation of habitable accommodation under the whole property for the sole use of the ground floor flat. Internally there has been some rearrangement but once again the accommodation is split with the living accommodation on the upper floor and bedrooms to the lower floor.

The differences between the approved planning permission are as follows:

1. To increase the headroom to the lower ground floor level to a finished height of 3.1 meters. **Reason** : This increase is considered reasonable as it will bring the scale of the lower floor more in keeping with the height of the ground floor that is currently 3.32 meters. The current approved plans at a height of 2.6 meters creates too large a difference between the floors and will feel incongruous. (Please Note that the existing plans produced by Metropolitan Development Consultancy show an existing ceiling height in the ground floor of 2.9 meters and this is incorrect)
2. The front lightwells will be increased to a depth of 3.1 meters. **Reason** : This will allow more light into the two front bedroom areas. There will be no further impact on the front elevation as these lightwells will be covered with glass roofs as per the approved scheme.
3. The rear lower patio will again be at an increased depth and there will be one lower patio area. **Reason** : To increase the light into the two rear bedroom areas and to provide a better habitable environment to these areas. The rear patio areas will provide better outside space directly outside the rear bedrooms and will provide a better link to the existing garden level due to the use of terrace steps. This will read as more of a lower ground floor environment and less of a basement addition.
4. The moving of the side door and formation of one window to the new staircase position. **Reason** : To provide a better layout internally and light onto the staircase.
5. Alteration to rear fenestration. **Reason** : The rear fenestration has been redesigned to be more in keeping with the existing property and to provide a better link to the existing rear window patterning.
6. Removal of the balcony to the rear of the Reception. **Reason** : To provide a better view from the rear reception and to not obscure the existing bay window.

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7. Provision of traditional painted ballustrading to the rear. **Reason** ; To provide a better balustrade more in keeping with the existing property.
8. A small extension under the external staircase to the garden on the side of the existing rear addition. **Reason** : To provide a better master bedroom suite. The extension will have little impact on the rear elevation as it is wholly below the staircase to the rear garden and reads as part of the existing structure.