

06/10/2009



Camden Council
Planning and Development Control
Camden Town Hall
Argyle Street
London
WC1H 8ND

Dear Sir or Madam

Project: 76 Priory Road, NW6 3NT
Non-Material Amendment following a grant of Planning Permission
Full Planning Permission rev. 2008/0462/P dated 11 March 2008

The proposal is for the regularisation of the current planning consent ref. 2008/0462/P, dated 10/03/2008. Building work has started on site in May 2008, but due to budget and construction constraints it has been necessary to make some minor amendments to the as consented scheme.

The amendments are detailed changes all of which fall within the compass of the above planning permission, reducing the overall volume of the building slightly compared to what was permitted, through retaining the existing roof form rather than rebuilding it, and adopting a slightly less ambitious extension design for the rear upper ground floor. The amendments to the fenestration are all predicated on economy, retaining a larger proportion of the existing windows than was originally envisaged rather than inserting new windows, and have the effect of reducing the overall quantity of fenestration slightly compared to what was permitted.

The use of the building is unaffected, and there is no impact on amenity issues.

The following is a schedule of differences between the approved Full Planning Permission ref. 2008/0462/P, dated 11/03/2008, and building works as constructed.

Schedule of exterior differences:

West (Street) Elevation

- Dormers rebuilt in same location as existing dormers instead of being repositioned as consented.
- Existing roof retained and refurbished rather than implementing the consented new roof design with increased volume.
- Reconfigure consented street frontage design to incorporate separate pedestrian gate between gateposts at right hand end.

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East (Garden) Elevation

- 2 no. existing windows retained at first floor level instead of being replaced with French windows with Juliet balconies as consented.
- Sundry detailed amendments to fenestration.
- Extension on right hand side of upper and lower ground floors reduced in size compared to consented (occasioned by retention of a higher proportion of the existing building fabric) Windows in same style as consented, but separated into two sections to allow retention as a result.
- Terrace at upper ground floor level reduced in size, compared to consented, as a consequence of the above.

South (right hand side) Elevation

- Existing window shapes retained and adapted in lieu of introducing new windows as consented, where possible to reduce the amount of rebuilding needed to this elevation.
- Sundry minor amendments to the fenestration.

North (left hand side) Elevation

- Existing roof form retained and refurbished instead of gable wall being raised in height as consented.
- 3no. roof windows in roof slope added in lieu of 3 no. new windows in new storey as consented.
- At First Floor and upper ground floor levels, retain and refurbish existing windows in situ, in lieu of introducing new windows as consented, to reduce the amount of rebuilding needed to this elevation.

Please refer to the Planning Application drawings listed below for further details:

Drawings as proposed: **76PR P001 – P013, all rev. C**, all changes are noted and highlighted in colour.

From the guidance notes which are attached to this submission it can be seen that currently no fee payment is required for this application.

Yours faithfully



Ulrike Kurth

(For and on behalf of James Lambert Architects)

Encl.

- Completed and dated form
- One set of drawings as proposed as noted above
- Site location plan