



**Our Ref:** 12049/MW/KM  
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**Date:** April 30, 2014

Gideon Whittingham  
Development Management  
6th Floor  
Camden Town Hall Extension  
Argyle Street  
London, WC1H 8EQ

Dear Gideon,

**APPLICATION FOR MINOR MATERIAL AMENDMENTS TO PERMISSION REF: 2013/2051/P  
FLEET HOUSE, 3 ADMIRAL'S WALK LONDON, NW3**

We have been instructed by our clients, Mr and Mrs Rading, to submit a Section 73 application to vary condition 3 of planning permission 2013/2051/P to allow for minor material amendments to the detailed design of the scheme.

The amendments sought comprise:

1. Amendments to proportions of building resulting in a reduced floorspace
2. Changes to basement courtyard resulting in reduced amount of excavation
3. Amendments to roof layout comprising alterations to roof lights, removal of one rooflight and provision of roof hatch and solar panels
4. Changes to first floor roof including detailed design of approved metal balustrade and provision of stone surfacing on area outside master bedroom.
5. Changes to elevational treatment of building to simplify design including use of brick instead of stone for panel next to first floor front window, use of brick and metal instead of render for side and rear elevation panels, provision of metal vent on side elevation to provide natural ventilation to wet room, use of quartzite stone in entrance area, roof coping to be metal
6. Changes to design of garden outbuilding to include sedum roof, timber cladding instead of timber louvres and slot window next to door instead of perforations
7. Alterations to fenestration including readjustment to design of box window, rear and side windows. Changes to details of window reveals
8. Change to position of manifold chamber for ground source heat pumps

The application has been submitted via Planning Portal (ref PP-03357949) and comprises the following:

- Completed application forms
- Completed CIL forms
- Site location plan:
  - Existing (ref:451 PL\_001)

- Proposed (ref: 451 PL\_500)
- Plans:
  - Existing Elevations, Floor Plans and Sections (refs: 451 PP – 100, 102, 103, 200, 201, 202, 204, 205, 300, 301)
  - Approved Elevations, Floor Plans and Sections (refs: 451 PP – 600 Rev 01, 601 Rev 01, 602 Rev 01, 603 Rev 01, 700 Rev 01, 701 Rev 01, 703 Rev 01, 704 Rev 01, 705 Rev 01, 800 Rev 01 and 801 01)
  - Proposed Elevations, Floor Plans and Sections (refs: 451 PP – 600 Rev 02, 601 Rev 02, 602 Rev 02, 603 Rev 02, 700 Rev 02, 701 Rev 02, 703 Rev 02, 704 Rev 02, 705 Rev 02, 800 Rev 02 and 801 02)
- Details of ground source heat pumps, ref: 451 500/01
- Floorspace schedule
- Updated Code for Sustainable Homes by MES Energy Services
- Updated Landscape Masterplan ref: 520 D 00 (recently submitted for approval as part of Condition 9 ref: 2014/2694/P)

### **Existing Planning Permission**

Planning permission was granted in September 2013 for the erection of a replacement house following the demolition of the existing house, and the erection of a garden outbuilding and associated landscaping.

Condition 3 of the consent requires that:

“The development hereby permitted shall be carried out in accordance with the following approved plans PL\_001, PP\_100, PP\_101, PP\_102, PP\_103, PP\_200, PP\_201, PP\_202, PP\_204 Rev 01, PP\_205, PP\_300, PP\_301, PL\_500 Rev 01, PP\_601 Rev 01, PP\_602 Rev 01, PP\_603 Rev 01, PP\_700 Rev 01, PP\_701 Rev 01, PP\_702 Rev 01, PP\_703 Rev 01, PP\_704 Rev 01, PP\_705 Rev 01, PP\_800 Rev 01, PP\_801 Rev 01, Archaeology Desk Based Assessment, prepared by Britannia Archaeology, dated 04.04.2013; Archaeology Desk Based Assessment - Appendix, prepared by Britannia Archaeology, dated 04.04.2013; Arboricultural Report (Part 1: Impact Assessment & Part 2: Arboricultural Impact Assessment), prepared by Ian Keen, dated 04.04.2013; 451\_PL\_900, Landscape Masterplan - Revision A 15. 5.2013; Surfaces comparison - Revision A 15.05.2013; Basement Impact Assessment, dated 04.04.2013; Basement Impact Assessment – Appendix A&B, dated 04.04.2013; Basement Impact Assessment - Appendix C1a, dated 04.04.2013; Basement Impact Assessment - Appendix C1b, dated 04.04.2013; Basement Impact Assessment - Appendix C2, dated 04.04.2013; Basement Impact Assessment - Appendix D&E, dated 04.04.2013; Addendum to Basement Impact Assessment Report (Ref: J1264/L-130517-AY-FIR), date 17.05.2013; Design and Access Statement, prepared by Stanton Williams, dated 04.04.2013; Planning and Heritage Report, dated 04.04.2013; Garden Design and Access Statement, dated 04.04.2013.”

### **Proposed Amended Condition**

This application seeks to vary condition 3 to allow for a number of amendments. It is therefore proposed that Condition 3 is amended as follows:

“The development hereby permitted shall be carried out in accordance with the following approved plans PL\_001, PP\_100, PP\_101, PP\_102, PP\_103, PP\_200, PP\_201, PP\_202, PP\_204 Rev 01, PP\_205, PP\_300, PP\_301, **PL\_500 Rev 02, PP\_601 Rev 02, PP\_602 Rev 02, PP\_603 Rev 02, PP\_700 Rev 02, PP\_701 Rev 02, PP\_702 Rev 02, PP\_703 Rev 02, PP\_704 Rev 02, PP\_705 Rev 02, PP\_800 Rev 02, PP\_801 Rev 02**, Archaeology Desk Based Assessment, prepared by Britannia Archaeology, dated 04.04.2013; Archaeology Desk Based Assessment - Appendix, prepared by Britannia Archaeology, dated 04.04.2013; Arboricultural Report (Part 1: Impact Assessment & Part 2: Arboricultural Impact Assessment), prepared by Ian Keen, dated 04.04.2013; **451\_PL\_500 01, Landscape Masterplan ref: 520 D 00**; Basement Impact Assessment, dated 04.04.2013; Basement Impact Assessment – Appendix A&B, dated 04.04.2013; Basement Impact Assessment - Appendix C1a, dated 04.04.2013; Basement Impact Assessment - Appendix C1b, dated 04.04.2013; Basement Impact Assessment - Appendix C2, dated 04.04.2013; Basement Impact Assessment - Appendix D&E, dated 04.04.2013; Addendum to Basement Impact Assessment Report (Ref: J1264/L-130517-AY-FIR), date 17.05.2013; Design and Access Statement, prepared by Stanton Williams, dated 04.04.2013; Planning and Heritage Report, dated 04.04.2013.”

## **Planning Considerations**

The proposed amendments are minor and are in keeping with the original design rationale for a contemporary building which relates to its historic surroundings. The justification for this approach was set out in the approved Design and Access Statement dated 04.04.2013 and the Planning and Heritage Report dated 04.04.2013 and has been established by the granting of the current planning permission.

Details of the amendments are set out below. Overall, the amendments are in accordance with National and local planning policies which seek to preserve and enhance the character and appearance of the conservation area and the setting of the nearby listed buildings; protect the residential amenity of surrounding residents and provide sustainable high quality residential accommodation.

### **1. Amendments to proportions of building**

Minor changes to the proportions of the ground and first floors are proposed, resulting in a reduction in floorspace as detailed in the submitted areas schedule. These changes are the result of working up details of how the building will be constructed in brick. A brick such as Petersen Tegl D-Line FF (228x108x40mm) is proposed and all brickwork surfaces have been adjusted to match these brick dimensions.

The brick chosen will ensure that there is a strong relation with local brickwork. The changes do not affect the general massing principles behind the scheme. The amendments to the proportions of the building therefore preserve and enhance the character of the conservation area. There will be no impact on surrounding residents as the building will be slightly smaller.

## 2. Amendments to Basement Courtyard

It is proposed to revise the design of the retaining walls for the basement courtyard to reduce the amount of excavation close to the boundary with the footpath and to allow for a greater amount of planting in this area of the garden. The proposed courtyard will still provide the office and guest bedroom with sufficient natural light, and the findings of the approved Basement Impact Assessment are not affected by this change.

## 3&4. Amendments to Roofs

The amendments to the main roof layout comprise alterations to roof lights, removal of one rooflight and provision of roof hatch and solar panels.

The design of the two long rooflights on the main roof have been adjusted to accommodate the roof build-up and waterproof detailing. The previously proposed small rooflight will be omitted. A roof hatch is proposed in the area of the previously approved metal panel. The roof hatch will only be used to get access to the roof for maintenance purposes. These changes will not impact on the residential amenity of surrounding occupiers and will not significantly alter the appearance of the building as they are set back from the edge of the roof.

Two solar panels are also proposed; these will be no higher than the parapet of the roof and will therefore not impact on the character and appearance of the conservation area. The panels will optimise renewable energy produced by the ground source heat pumps. The scheme will meet Code Level 4 as required by the Section 106 Agreement and an updated Code for Sustainable Homes report has been submitted for information.

Changes to the first floor roof include the provision of stone surfacing on area outside the master bedroom. This change is proposed as it will be very difficult to maintain a viable strip of green roof in this location. However an additional area of green roof is now proposed on the garden building so there is no loss overall. The metal balustrade has also been worked up in more detail.

## 5. Amendments to Elevations

Changes to elevational treatment of building include the use of brick instead of stone for the panel next to first floor front window, use of brick and metal instead of render for the rear and side elevation panels and to the side of the sliding glazed doors, provision of a metal vent on side elevation to provide natural ventilation to wet room, use of quartzite stone in the entrance area, roof coping to be metal.

The changes to the panels simplify and enhance the design. The overall materials palate is as previously approved and samples to discharge condition 4 of the planning permission will be provided in due course.

The metal vent on the first floor will allow for natural ventilation whilst maintaining the privacy of the occupants of Broadside. Natural ventilation is required to ensure that the building is sustainable and cannot be achieved via the window as this is required to be fixed shut in order to prevent overlooking.

## 6. Amendments to Garden Outbuilding

Changes to design of garden outbuilding include sedum roof, timber cladding along boundary with Willow Cottage instead of timber louvres and slot window next to door instead of perforations

These changes will improve the appearance of the garden building. The slot window will allow for natural light whilst the use of timber cladding instead of timber louvres will ensure that the building is water tight.

## 7. Amendments to Fenestration

Minor alterations to the fenestration are proposed to enhance the design. The dining room window on the south elevation will have three sliding glazing panels recessed into a pocket, instead of the four previously approved, providing greater connectivity with the garden. The walk-in wardrobe window on the south elevation has also been repositioned.

The projecting window to the front has been revised to have a slight pitch on it to allow water to runoff onto the green roof and has been slightly altered to align with the internal arrangement.

The translucent glass pane on the east elevation has been slightly reduced in size to simplify the design. The widows have been detailed to fit in with the brick dimensions proposed and the window reveals at first floor level have been modified to enhance the relationship with the outside walls.

The simple contemporary design of the windows remains the same and no additional windows are proposed. Therefore there will be no impact on the residential amenity of surrounding residents or on the character and appearance of the conservation area. Further details of the widows will be submitted in due course as required by Condition 5 of the planning permission.

## 8. Amendments to Ground Source Heat Pump System

The manifold chamber for ground source heat pumps is now proposed to be located within the garage as it needs to be accessible for maintenance and therefore the revised location will be screened from view. The maximum depth of the manifold chamber and attenuation tanks will be 1.5 metres below the finished floor level.

## Landscaping

The details of the landscaping scheme are being considered under application 2014/2694/P in order to discharge Condition 9. We therefore request that Condition 3 is also amended to reference the finalised landscape masterplan.

## **Conclusions**

In conclusion, the proposed minor amendments to the scheme enhance the design whilst ensuring that the building will have an acceptable impact on the residential amenity of the nearest residents, will preserve and enhance the character and appearance of the conservation area and nearby listed buildings and will provide a sustainable high quality home.

We will be happy to discuss the proposals further once the application has been registered. In the meantime should you require any further information or clarification of the enclosed please do not hesitate to get in contact. I look forward to hearing from you.

Yours sincerely,



KATE MATTHEWS  
Director

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