

EW/E13-016/013
14th July 2014

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

Dear Sirs,

1 Radlett Place, London, NW8 6BT

Pre-planning application advice for two amendments to previously consented Planning Permission ref: 2012/5781/P.

- 1. Installation of sliding glass roof within lower ground sunken courtyard.**
- 2. Conversion of part of second floor green roof into private terrace.**

Further to securing planning approval for the above house at 1 Radlett Place on behalf of the applicant, Radlett Holdings Ltd, we have been instructed to submit a Pre-planning application to ascertain if the two proposed amendments the applicant wishes to carry out require a new planning application or can be dealt by a non-material amendment.

Within your advice letter would you please deal with the two items separately:

1. Installation of sliding glass roof within lower ground floor sunken courtyard;

Following the grant of planning permission for the new dwelling house, the previously consented sunken courtyard surrounded by a glass balustrade on all 4 sides at ground level will remain unaltered.

However, in order for the applicant to have maximum use of the courtyard during the wetter colder months we wish to seek planning consent to install a glass retractable roof.

The proposed glass roof will be fixed on all 4 sides of the ground floor concrete slab at the periphery of the sunken courtyard, below the line of the garden and glass balustrade. The existing reinforced concrete ground floor slab has sufficient strength to support the glass loads and associated structural support elements which will affectively fill the void.

Whilst this addition is minor in nature would you please advise if a new application is required to approve the change or no more than an application for non-material amendment. In addition what reports/documents you would expect to form part of the application in addition to application form and drawings.

Assessment of change:

- The introduction of the sliding glass roof is not visible from the garden or any of the surrounding properties.
- The roof does not alter the amount of hard / soft landscaping that the garden will benefit from.
- The glass balustrade around the courtyard remains unaltered and whilst it protects the applicant at the change of level it will ensure that the opening roof is not accessible by pedestrian traffic.
- The glass sliding roof will only be a temporary covering during inclement or cold weather conditions and will therefore not be fully thermally insulated or suitable to form a fully weather tight enclosure providing additional habitable floor space within the property

In terms of the impact of these amendments on other matters such as structural engineering, sustainability, we would submit that there is no material change.

2. Conversion of part of second floor green roof into a private terrace;

The second floor bedroom, which was consented under the previous planning permission, has direct access to the green roof terrace through full height double doors. The proposed change reduces slightly the extent of green roof to allow it to be utilised as a private terrace. The roof's border will remain as a green roof as shown on the enclosed drawings.

A glass screen will surround the terrace on all 3 sides and this will be set back 2 metres inside the roof edge on the south west elevation and 1 metre on both the north west and south east elevations.

Again, whilst this addition is minor in nature would you please advise if a new application is required to approve the change or no more than an application for non-material amendment. In addition please advise what reports/documents you would expect to form part of the application in addition to application form and drawings.

Assessment of change:

- The terrace and enclosing glass balustrade will not be visible from surrounding properties as the glass balustrade will be low iron clear glass and not interfere or alter the remaining consented elevations in any way.
- The glass balustrade sits below the consented chimney stacks and only 740mm above the stone cornice; again making it almost invisible from the surrounding properties due to the line of sight. It will not be visible from Radlett Place or Primrose Hill due to it's location within the property.
- By setting the balustrade 2 metres back on the south west elevation, any problems of overlooking from the terrace over the garden of no 34 Avenue Road will be avoided.
- Similarly the 2 metre set back ensures that the terrace balustrade is invisible from the garden of no 34 Avenue Road.
- The second floor terrace is over 30 metres away from the closest neighbouring habitable window in Avenue Road and completely screened by an existing wall of trees on the boundary.

Overall, it is considered that the proposed amendments do not materially change the character or impact the approved scheme. We would submit that they raise no significant planning issues and do not result in a substantially different development in the context of the approved planning permission. Furthermore the high quality architectural approach of the approved scheme is maintained, thereby ensuring that the new building will continue to make a positive contribution to the conservation area.

The proposed alterations are considered to fall within the definition of 'minor material amendment' as the scale and nature results in a development which is not substantially different from the one which has been approved.

Accordingly please find enclosed the following drawings:

- (700)PA001 OS Plan
- (700)PA003 Proposed Site Plan
- (700)PA2033 Sunken Courtyard Glass Sections
- (700)PA2032 Sunken Courtyard Glass Plan
- (700)PA2031 Second Floor Roof Terrace

Please find attached a cheque in the sum of £170 to accompany the above Pre-planning documentation.

Please do not hesitate to contact the writer should you have any queries or requests for further information.

Yours sincerely



Emma Webster

encl.

cc Patrick Affolter – Radlett Holdings
Simon Hollingworth – Radlett Holdings
David Purcell – Davies Boulton