

Application for Minor Material Amendment  
(Submitted using Section 73 procedure )

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## 1.0 Relevant permissions

2007/0291/P granted 23<sup>rd</sup> February 2009. 2008/4883/P granted 2<sup>nd</sup> November 2009

Condition Discharge: Condition 7 2012/2894/P granted 27th July 2012.  
Approval of details: Conditions, 3,4,6,8,9& 10 2013/2187/P granted 4<sup>th</sup> December 2013.

2014/4520P: Grant of non-material amendments to planning permission. Approved to allow for this material amendment application. Introduction of a condition which lists the drawings on which planning permission was obtained.

## 2.0 Proposed Amendments and reasons:

- 2.1 Variation to the rhythm of glazed and opaque panels to strip windows at first and second floor levels to south and west elevations

**REASON:** To coordinate with the internal layout and to comply with building regulation B4 in respect of unprotected areas on boundaries which restricts the size of openings and their distance apart on walls enclosing the building on boundaries.

- 2.3 Additional strip windows at ground floor level with clear and opaque glazed panels to south and west elevations.

**REASON:** to provide for additional daylight to office space and means of promoting cross-ventilation to reduce reliance on air conditioning. This is essential to comply with BREEAM considerations in respect of energy conservation and therefore of the s106 Agreement

- 2.4 Extension of balconies at first and second floor levels to north-east elevation

**REASON:** To provide for additional amenity space. Currently, the extent of amenity space provided does not comply with current guidelines. The increase in area will comply with the London Plan

- 2.5 New external entrances to office space at ground floor level to north-east elevation

**REASON:** To avoid access to offices from residential means of escape route; to provide for greater security for residential users and to provide independent controlled entrance to offices. The current arrangement

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does not comply with guidelines in respect of mixed use buildings in respect of means of escape. Currently the entrances to offices which have differing considerations in terms of fire protection to the residential areas of the building due to differing levels and frequency of occupancy are located directly on the sole means of escape from the flats. Creating separate entrances will avoid complicated and disproportionate methods of fire protection.

In addition, sharing entrances creates security issues for residential users with potential unauthorised office visitors and users gaining access to residential areas. This arrangement will not comply with Secured by Design criteria essential for Code for Sustainable Home considerations and therefore the s106 Agreement.

2.6 2no no columns in lieu of 1 to ground floor entrance area.

**REASON:** A single column on the ground floor is currently proposed to support the first floor overhang above. Transferring the load to two columns spaced apart allows for disabled vehicular turning as well as providing a more open entrance arrangement.

2.7 Amendments to the internal layout

**REASON:** General improvements and to comply with building regulations. Apartments on Levels 1 & 2 previously proposed open plan arrangements allowing access to bedrooms from the living areas creating 'rooms within rooms' with no protected entrance halls. The proposed arrangement introduces protected entrance halls to comply with Part B of the building regulations.