

VIA EMAIL

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14th November 2014

Dear Sir/Madam,

**87 REDINGTON ROAD, LONDON, NW3 7RR
S.73 MINOR MATERIAL AMENDMENT APPLICATION OF PLANNING
PERMISSION 2009/4910/P**

On behalf of my client, Varda Davis, I write with regard to the above site in support of the submission of a S.73 Minor Material Amendment (MMA) application of planning permission 2009/4910/P. Please also refer to the enclosed plans prepared by Chassay+Last Architects.

Planning History

Planning permission was granted on 10 December 2009 for the 'Erection of new accommodation with garden at sub basement and basement levels, comprising garage, swimming pool, cinema, ancillary facilities and underground link to main dwelling house; erection of new single storey outbuilding above garage to provide additional residential accommodation; erection of a single storey rear extension and arcaded canopy to the side of the main house; plus green roofs above extensions and outbuilding (following the demolition of existing garage and store)' (LPA ref. 2009/4910/P). The planning permission was subject to 6 conditions.

A Certificate of Lawfulness was granted on 13th January 2014. The certificate establishes that the commencement of material operations has begun on site pursuant to Condition 1 of the planning permission, and therefore the permission has not elapsed.

An application for a Non-material Minor Amendment for the 'Insertion of a condition stating that permission must be implemented according to a list of approved plans' (LPA ref. 2014/6403/P) for the insertion of a plans condition to planning permission 2009/4910/P was approved on 24th October 2014, and subsequently inserted as Condition 6 in the permission.

S.73 Minor Material Amendment Application

Under Section 73 of the Town & Country Planning Act 1990 it is now possible to vary the approved plans listed in the newly inserted condition. The proposed amendments to the plans include the following variations to the approved scheme:

- Positioning the building footprint of the outbuilding and basement further east
- Alterations to the building line and roof design
- Inclusion of an 'arcaded canopy' to outbuilding

For the avoidance of doubt, the table included in **Appendix A** is a schedule of approved drawings determined under 2009/4910/P and includes those that are to be replaced with the proposed amended drawings, subject to the approval of the MMA application.

This MMA application is also supported by an Arboricultural Impact Assessment Report prepared by Landmark Trees to assess the impact of the proposed minor amendments to adjacent trees. It confirms that the proposed minor amendments will not have any significant impact on either the retained trees or wider landscape.

Therefore, in conjunction with the mitigation and supervision to the retained trees required by planning permission 2009/4910/P, the amended scheme will be acceptable in planning terms.

Please find enclosed the following items to form the MMA application:

- Completed application form and certificate
- Drawing pack 1: 'Consented Scheme 2009/4910'
- Drawing pack 2: 'Proposed Scheme 2014'
- Drawing pack 3: 'Comparison between consented scheme 2009/4910 & Proposed Scheme 2014'
- Arboricultural Impact Assessment Report prepared by Landmark Trees
- Application fee of £195.00

I trust that the information submitted for the application is sufficient. However, if there are any queries please do not hesitate to contact me or Stephen Ho at our offices.

Yours faithfully,



Matthew Roe
Director
CgMs Ltd

**APPENDIX A –
Schedule of approved and proposed amended drawings**

Drawing Title	Approved drawing (2009/4910/P)	Proposed amended drawing
Location Plan	HHH1/A/001 Rev A	-
Site Plan Existing	HHH1/A/100	-
Basement 1 Plan Existing	HHH1/A/101	-
Ground Plan Existing	HHH1/A/102	-
1 st Floor Plan Existing	HHH1/A/103	-
2 nd Floor Plan Existing	HHH1/A/104	-
3 rd Floor Plan Existing	HHH1/A/105	-
Roof Plan Existing	HHH1/A/106	-
Site Plan Proposed	HHH1/A/110 Rev A	HHH1/A/110 Rev B
Basement 2 Plan Proposed	HHH1/A/111 Rev A	HHH1/A/111 Rev B
Basement 1 Plan Proposed	HHH1/A/112 Rev A	HHH1/A/112 Rev B
Ground Plan Proposed	HHH1/A/113 Rev B	HHH1/A/113 Rev C
1 st Floor Plan Proposed	HHH1/A/114 Rev B	HHH1/A/114 Rev C
2 nd Floor Plan Proposed	HHH1/A/115 Rev A	HHH1/A/115 Rev B
3 rd Floor Plan Proposed	HHH1/A/116 Rev A	HHH1/A/116 Rev B
Roof Plan Proposed	HHH1/A/117 Rev A	HHH1/A/117 Rev B
Section AA Existing	HHH1/A/201	-
Section BB Existing	HHH1/A/202	-
Section AA Proposed	HHH1/A/203 Rev A	-
Section BB Proposed	HHH1/A/204 Rev B	HHH1/A/204 Rev C
East Elevation Existing	HHH1/A/301	-
West Elevation Existing	HHH1/A/302	-
South Elevation Existing	HHH1/A/303	-
North Elevation Existing	HHH1/A/304	-
North Elevation (Annex) Existing	HHH1/A/305	-
East Elevation Proposed	HHH1/A/306 Rev C	HHH1/A/306 Rev D
West Elevation Proposed	HHH1/A/307 Rev B	HHH1/A/307 Rev C
South Elevation Proposed	HHH1/A/308 Rev B	HHH1/A/308 Rev C
North Elevation Proposed	HHH1/A/309 Rev A	-
North Elevation (Annex) Proposed	HHH1/A/310 Rev B	HHH1/A/310 Rev C