

Variation of Condition Planning Statement

In support of proposals for No.13 St Augustine's Road • London • NW1 9RL

1. Background

The site comprises a four storey semi-detached building located on the north-west side of St Augustine's Road, towards the junction with Agar Grove. The property is divided into two self-contained flats; a lower ground floor maisonette, and a 4-bed dwelling on ground and upper floors.

The property is located within the Camden Square Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area, forming a pair with No. 15.

2. Previous application

Conditional permission was granted on the 4th February 2014 (2013/5715/P) for a basement excavation beneath footprint of existing property, with front and rear lightwells. Erection of a single storey rear extension and two-storey side extension, and a installation of dormer window and two conservation-style rooflights to side roofslope, all to provide additional accommodation to two existing self-contained flats.

We are writing to vary the following condition:

CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 5ADP-566-01 (1/6); 5ADP-566-01 (2/6); 5ADP-566-01 (3/6); 5ADP-566-01 (4/6); 5ADP-566-01 (5/6); 5ADP-566-01 (6/6); 5ADP-566-02C (1/7); 5ADP-566-02C (2/7); 5ADP-566-02C (3/7); 5ADP-566-02C (4/7); 5ADP-566-02C (5/7); 5ADP-566-02C (6/7); 5ADP-566-02C (7/7); Basement Impact Assessment (including construction management plan) prepared by Croft Structural Engineers dated 04/09/2013; Tree report prepared by Tree Projects Ltd dated 23/09/2013

3. Variation details

We would like to make 2 changes to the approved scheme:

3.1 Basement enlargement

We are proposing to increase very slightly the size of the proposed basement so that it extends under the front corner of the existing building, below the entrance stair. This results in an additional 6sqm of floorspace, and simplifies the basement retaining wall design. This is shown on the submitted drawings. There is nothing visible externally with this alteration.

3.2 Removal of rear external stair, new window to rear elevation

An Upper Ground rear/side extension was approved as part of the original application, which pushed the external stair from Upper Ground down to garden back into the garden area and over the new rear basement lightwell. Now that the Lower Ground and Basement are to form a single dwelling connected to the garden exclusively, there is no need for access from the Upper Ground floor. We are therefore proposing to omit the previously approved steel stair and door, and instead replace with a painted timber sash window to match and align with the existing windows to the floors below. This is shown on the submitted drawings.

4. Information submitted

We have included the following information:

- Location Plan and Photos (from previous report)

- **As approved** drawings (plans approved as per 2013/5715/P):

5ADP 566-02C Sheet1 - Basement and Lower Ground Proposed

5ADP 566-02C Sheet2 - Upper Ground and First Floor Proposed

5ADP 566-02C Sheet4 - Front & Rear Elevations, Section BB Proposed

- **Proposed variation** drawings:

368/010 - Basement and Lower Ground Proposed

368/011 - Upper Ground and First Floor Proposed

368/012 - Front & Rear Elevations, Section BB Proposed