

Hedley Clark

Town Planning
Consultants

Regeneration & Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

13th October 2015

Dear Sir/Madam,

**Section 73 Application to vary Condition 3 of permission 2015/1573/P
1 Glenilla Road, NW3 4AJ**

We are instructed to act on behalf of the applicant, Mr Bengis, and hereby submit a Section 73 application to vary planning condition 3 attached to consent 2015/1573/P.

Condition 3

Condition 3 requires development to be carried out in accordance with a number of approved plans and details, with specific drawings listed.

Following a number of minor amendments to the approved details, as detailed below, we seek consent to vary the approved drawings PA-01 Rev01, PA-02Rev01, PA-03Rev01, PA-04Rev01 and PA-05Rev01 and have these substituted with the following plans:

- PA-01Rev07
- PA-02Rev07
- PA-03Rev07
- PA-04Rev07
- PA-05Rev07

For ease of reference, the key amendments to the proposals are set out below.

Yew Tree House, Sandy Lane, Kingsley, Hampshire GU35 9NH
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Company Registered in England and Wales No. 5532441
VAT Registration No. 174 1774 93

Basement Level

1. New wall to infill existing door opening.

The approved door at basement level is to be re-sited and this would involve the infilling of the existing opening with brickwork to match the existing façade. This would not cause harm to the character or appearance of the host property or the Conservation Area.

2. New French doors in the bay window at basement level.

It is intended to re-site the approved door to the bay window. The French doors would be timber and painted white and would open inwardly. The formation of French doors in an approved bay window feature at basement level would not appear prominent or visually intrusive and are discreetly positioned below and behind the front boundary wall, as approved to be re-built. The formation of French doors in an approved full height bay window feature would not interrupt or cause harm to the architectural integrity of the property or the conservation area.

3. New 'living wall' in the front lightwell.

The existing concrete wall around the perimeter of the lightwell would be reinforced with a new concrete skin and planting installed. This would not require excavation, materially change the appearance of the lightwell as viewed from any public vantage point or be detrimental to the character or appearance of the property or area. The living wall would enhance the outlook from the basement gym area and provide ecological opportunities.

4. Enlarged bathroom window.

A window has been approved to serve a bathroom located at the front of the basement area. The amended plans include an enlarged window opening. This window is located beneath the entrance slab to the main entrance and only glimpse views of it are achievable. The size of the window is not disproportionate in relation to the scale of windows on the front façade and it would not appear out of character. No harm to the character or appearance of the property or conservation area would result.

Ground Floor

The following amendments are proposed at ground floor level;

1. Formation of a new access hatch over the stairwell to basement level.

This would comprise 3 metal panels finished with tiles to match the main entrance to the property. The hatch would not therefore be distinct from the path to the front entrance to the property. However, the panels would be fully removable to enable access to the basement stairs should a prospective purchaser wish to do so (with the stair well exposed as per the approved plans).

2. A modest increase in the height of the bin store

This modest increase in height to 1250mm is necessary to accommodate the standard bins. This structure would be set behind the front boundary wall and constructed from timber (as per the approved details). There is no alternative location and the applicant wishes to screen the bins (as approved) rather than have them visible in views along the road.

In addition to the above, non-material amendments include the replacement of the front door to replicate that existing. This would not impact on the character or appearance of the dwelling or area.

Roof Level

The following amendments are proposed at roof level;

1. The installation of ventilation pipes and tiles.

A total of 5no. ventilation pipes are proposed at roof level on the rear elevation. These have been located immediate adjacent to the chimney stacks and are modest in size. The ventilation pipes would not be prominent and would not distract from or interrupt the integrity of the rear or flank elevation. They would not impact on the front elevation. They cause no harm to the character of the property or conservation area.

2. The position of the rooflights has been amended.

The amendments reduce the number of rooflights on the rear elevation from 6no. to 4no. Whilst the position of the rooflights has been amended this would not cause

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harm to the appearance of the property, the character or appearance of the conservation area or neighbouring amenity.

The existing rooflight on the front elevation would be replaced, with all details to match that existing. This does not cause any harm or prejudice the visual amenities of the area.

Accordingly, we hereby request that Drawings PA-01 Rev01, PA-02Rev01, PA-03Rev01, PA-04Rev01 and PA-05Rev01 listed in condition 3 are replaced by **Drawings PA-01Rev07, PA-02Rev07, PA-03Rev07, PA-04Rev07 and PA05Rev07.**

For the avoidance of doubt, all other documents and plans remain as set out in Condition 3.

We would also respectfully remind the Council that Conditions 5 (Details of approved Engineer) and condition 6 (Green roof) of permission 2015/1573/P have already been discharged under application 2015/3870/P. These details are unaffected by the minor amendments herein proposed and as such these conditions should not be re-imposed via this Section 73 application.

We trust you have sufficient information to consider and support the variation of condition 2 of permission 2015/1573/P herewith proposed but please do not hesitate to contact the writer if you have any queries or wish to discuss these matters further.

Yours faithfully,

Karen Clark
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Planning Consultant

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