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24 December 2015

Dear Sir / Madam

**Application for a Retrospective Non Material Amendment to Planning Permission
2007/3397/P, Granted 22 November 2007
41 Queens Grove, London NW8 6HH**

On behalf of our client, Cycas Properties, please find attached an application for a Non-material Amendment to planning permission 2007/3397/P (as amended), granted 22 November 2007, for the installation of plant room beneath vehicle storage garage (retrospective). The original permission was amended by permission 2010/0973/P granted permission on 14 April 2010 and the drawings referred to in this application relate to that amendment of the original planning permission.

This application comprises the following material:

- Architectural Drawings by Wolff Architects Ltd (see schedule in table below);
- Non-material amendment form;
- Fee of £28

Background

The residential property has been subject to a number of planning applications during its redevelopment. The process commenced in 2006 and practical completion was in August 2011.

The property is complete and furnished but remains with the developer with the intention to bring it to the market now neighbouring developments have been completed.

Relevant Planning History

2006/3619/P & 2006/3620/C Demolition behind retained front facade and the erection of a building comprising basement, ground, first and second floor level roof storey with integral double garage for use as a single family dwelling (Class C3), plus creation of raised patio at rear and alterations to fenestration of retained front facade. *Granted 08/12/2006.*

2007/1186/P & 2007/1188/C Demolition of existing house and erection of a two storey single dwellinghouse plus basement and loft accommodation following the demolition of existing single dwellinghouse. *Withdrawn.*

2007/3397/P & 2007/3398/C Demolition of existing house and erection of a building comprising basement, ground, first floor and roof storey for use as a single-family dwellinghouse (following the demolition of existing single dwellinghouse). *Granted 22/11/07.*

2008/5713/P Revisions to existing permission (Ref:2007/3397P) incorporating alterations to front and rear elevations including rear extension over existing kitchen terrace, raising of the parapet wall to second floor, enlargement to dormer windows and construction of stairs to rear garden lightwell with alterations to front lightwell. *Withdrawn.*

2009/2258/P External alterations to include the raising of parapet and amendments to detailing and fenestration to all elevations, enlargement of dormer windows at second floor level and various alterations to windows on all elevations to residential dwelling (Class C3) as a revision to planning permission 2007/3397/P. *Granted 29/06/09.*

2010/0973/P - Erection of a single storey rear extension to existing single dwelling house (Use ClassC3). *Granted, 14/04/2010.*

2012/3043/P - Amendments to planning permission 2007/3397/P for the Erection of a building comprising basement, ground, first floor and roof storey for use as a single family dwelling house (following the demolition of existing single dwelling house) namely for the installation of a slate roof, chimney flue, satellite dish at rear, plant extract grilles to the side elevations at ground floor level, CCTV cameras to all elevations and 5 x light fittings (to the front and rear) at ground floor (Retrospective). *Granted 28/8/2012.*

Non-Material Amendment

During construction it was decided to consolidate all plant into one space that could be easily accessed for repair, replacement and servicing. The property has significant plant reflecting the high-end nature of its finish. This includes:

- Plant for heating the pool;
- Plant for filtering the pool;
- Plant for domestic hot water and heating;
- Plant for air handling;

- Audio visual servers and telecommunications servers with associated air cooling.

This plant requires regular servicing and over time will require updating and replacement. It was therefore considered that this should be located below the garage area with the ability to lift the plant out of an access pit from the garage. This would cause no disruption to the use of the house and minimal disruption to its occupants. The plant area has an access hatch and a ladder accessed from the lower ground floor utility area / staff area. The plant area is fully fitted out and the plant occupies the entire space.

The drawings submitted with the application are set out in the schedule below.

Drawing	Drawing number	Approved / As Built
Site Location Plan	0601-EX-000 (rev 0)	
Lower Ground Floor Plan	0601 PL576 (rev C)	As approved (2010/0973/P)*
Section A-A	0601-PL-585 (rev A)	As approved (2010/0973/P)*
Extract of approved lower ground and section A-A	0601-PL-590 (rev 0)	New drawing comparing approved section A-A and lower ground floor plans
As built, plant basement, Lower ground floor and Section A-A)	0601-PL-591 (rev A)	As built

*Latest revision plan adds only the dotted line box to indicate the zoomed in area in the extracted plan / section.

Planning Considerations

The plant area below the garage was developed at the same time as the house. It extends no deeper than the approved basement and is contained entirely within the footprint of the house.

There are no external manifestations of the plant room. The plant room has no windows and does not create any habitable space, being full of plant and accessed from either a floor panel in the garage or a hatch and fixed metal rung ladder from a utility room in the lower ground floor.

All building control and party wall matters have been approved to include this plant area. The plant is no different than that approved, including the ozone swimming pool filtration system.

It is considered that should this aspect of the development have been applied for ahead of its construction then it would have been approved and would also be approved under current policy.

This application therefore requests that planning permission 2010/0973P is supplemented with number 0601-PL-591 (Rev 0).

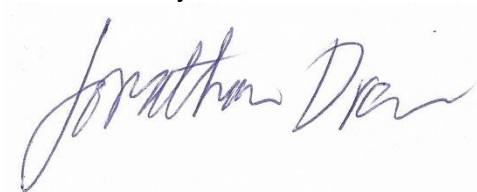
Conclusions

In considering applications made under this section, the planning authority must consider the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

It is clear from the above, that in the overall context of the development approved by way of planning permission ref. no. 2007/3397/P, which of course approved a large house with an extensive basement, the change should be considered to be a non-material one. The plant room has a small footprint (largely taken up by machinery), it is not a habitable space, it is located wholly underneath the footprint of the house and it has no external manifestations. We trust you agree with this assessment.

We can arrange access to the property at reasonably short notice as it is occupied by the developer's security staff. We look forward to discussing these proposals with you in due course.

Yours faithfully



Jonathan Drew

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