

Ref: 16.5013

1st April 2016

Planning Service
London Borough of Camden
Argyle Street
London
WC1H 8EQ

Boyer

24 Southwark Bridge Road
London
SE1 9HF



Dear Sir or Madam,

18 - 20 Elsworthy Road & 15 Elsworthy Rise
Non-Material Amendment to Planning Permission 2014/5413/P
Planning Portal ref: PP-05028734

We hereby submit an application under section 96A for a non-material amendment to the implemented planning permission ref: 2014/5413/P for:

Demolition of existing building (6 x flats) and erection of a three-storey plus basement building to provide 5 x residential units, comprising 1x 7 bed single family dwelling house, 1x 4 bed maisonette, 1x3 bed flat and 2x1 bed flats (Class C3), internal and external works including lightwells on the front and rear elevations, plant rooms at basement level, rooflights at ground and roof level, refuse and cycle storage and associated landscaping.

The non-material amendment sought relates to a number of alterations that are set out below. Details of the proposed alterations can be found in the accompanying documents from Finkernagel Ross Architects. Please note that the interior layouts have been altered but are not discussed below.

- The current approved scheme has a stepped configuration to the piling layout at the front of the property to form light wells and plant areas for the associated property. We propose to rationalise the structure of this wall by straightening the piling wall.
- With reference to the above our proposals also include for the enclosing of the external area located beneath the entrance to the main doors of No. 18 & No. 20 Elsworthy Road. The 2 no. light wells are still kept either side of these areas to provide plenty of natural light and ventilation to the lower ground floor rooms.
- On the lower ground floor to the rear of No. 20 Elsworthy Road, the current approved scheme has an angled wall which is parallel to the boundary wall on Elsworthy Rise. We propose to straighten this wall so that it is perpendicular to the rear retaining wall.



- In relation to the above we also propose to omit the steps within the lightwell to allow more natural light into the lower ground floor.
- Within the rear light well of No. 18 Elsworthy Road we also propose to omit the terraced stairs which provide access to the rear garden with a different stair layout to again maximise light to the lower ground floor. The foot print of the lightwell remains the same.
- In relation to the above we also propose to increase the extent of the glazing on the lower ground floor wall which runs perpendicular to the rear retaining wall.
- In the front light wells to both properties we propose to amend the glazing of the lower ground floor so that the windows are full height to provide access to the front light wells and maximise light to the rooms.
- On the approved West Elevation of No. 20 Elsworthy Road there are a variety of windows. We propose to alter the arrangement of these windows which will still be in keeping of the style and pattern of the area.
- On the East elevation we additionally propose to add an additional small window to the second floor.
- The current approved scheme provides no safe access to maintain the solar panels on the main roof. We therefore propose to amend the number and location of the main roof lanterns and add a safe access route to the roof.
- We additionally propose to add a narrow skylight to the single storey extension on the East elevation.

We consider the amendment to the planning permission is non-material in scale and nature. The proposed amendment would not cause any adverse impacts. The design amendments are of a high-quality and would enhance the character and appearance of the Elsworthy Conservation Area.

Submitted via the Planning Portal as part of this application is:

- Application Form
- CIL Form
- Approved Plans (James Lambert)
- Approved Sections & Elevations (James Lambert)
- Proposed Amendment Plans (Finkernagel Ross Architects)
- Proposed Amendment Sections & Elevations (Finkernagel Ross Architects)
- List of Proposed Amendments (Finkernagel Ross Architects)

The fee has been paid online. We trust the proposed amendments are clear and the applications can be validated at your earliest convenience. If you have any further queries please don't hesitate to contact me.

Yours sincerely

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