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16th July 2016

Dear David,

18 – 20 Lancaster Grove, London, NW3 4PB
Minor Material Amendment to Application Ref: 2014/2811/P

Please find enclosed a minor material amendment (Section 73) application pursuant to the following planning permission (2014/2811/P):

Erection of 2 storey 6-bedroom single family dwellinghouse with basement.

This application is submitted to vary condition two of this permission which states:

The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 5754/PL/12 C; 5754/PL/11 C; 5754/PL/10 C; 5754/PL/09 C - December 2014; 5754/PL/08 C - December 2014; 5754/PL/07 C - December 2014; 5754/PL/06 C - December 2014; 5754/PL/03 E; 5754/PL/02 C; Code for Sustainable Homes Pre-Assessment Report dated 18/03/2014; Lifetimes homes statement (appendix C of design and access statement); Basement impact assessment rev A dated 14/6/13; Geotechnical investigation dated 7/6/13; Interpretive Report on site investigation dated Sept 08; Energy statement dated April 2014.

Reason: For the avoidance of doubt and in the interest of proper planning.

This proposal comprises the following description of development:

Amendment to planning permission reference 2014/2811/P for Erection of 2 storey 6-bedroom single family dwellinghouse with basement. Namely minor alterations comprising changes to the brickwork detailing; alterations to the window design; minor alterations to window locations; simplification of roof profile and addition of front and rear parapet in place of hipped roof sections; addition of rear dormer window; rationalisation of chimney positions; introduction of stone surrounds around windows; incorporation of basement lightwells into basement; removal of railings around lightwells at first floor level; and removal of front and rear pediments.

These proposals are accompanied by the following drawings:

(i) Approved Plans

5754/PL/06 C	Basement and Ground Floor Plans	1:100 @ A3
5754/PL/07 C	First and Second Floor Plans	1:100 @ A3
5754/PL/08 C	Roof Plan	1:100 @ A3
5754/PL/09 C	Front and Rear Elevations	1:100 @ A3
5754/PL/10 C	Side Elevations	1:100@A3

(ii) Annotated Plans Showing Proposed Alterations

5754/PL/06 D	Proposed Basement and Ground Floor Plans	1:100 @ A3
5754/PL/07 D	Proposed First and Second Floor Plans	1:100 @ A3
5754/PL/08 D	Proposed Roof Plan	1:100 @ A3
5754/PL/09 D	Proposed Front and Rear Elevations	1:100 @ A3
5754/PL/10 D	Proposed Side Elevations	1:100 @ A3

In addition to the above, please find enclosed overlay drawings of the front and rear elevations to assist in identifying the changes proposed.

This Section 73 application therefore seeks to amend the drawing revision numbers listed in condition 2 in accordance with the drawings listed above in Table (ii).

This proposal involves the following changes to the permitted scheme.

Front Elevation

- Removal of railings around lightwells
- Introduction of tiled panels between windows
- Removal of detailed brickwork
- Introduction of masonry surrounds around windows
- Removal of pediment
- Slight proportional change to windows to achieve a more sensible cill level.
- Central first floor window wider and shorter.

Rear Elevation

- Alteration of rear dormer and removal of skylight
- Removal of pediment
- Change to window design
- Introduction of masonry surrounds around windows.

Side elevations

- Alterations to the location of windows
- Introduction of masonry surrounds around windows

- Rationalisation of west chimney (this was omitted from the original drawings, and the windows were positioned where the chimney should be).
- Slight repositioning of east chimney
- Change to window design.

Basement Plan

- Incorporation of lightwells into basement
- Internal rearrangement

Ground Floor and First Floor

- Internal rearrangement

Second Floor

- Internal rearrangement and increase in floorspace to reflect dormer window

Roof Plan

- Simplified roof profile
- Introduction of parapets at front and rear to replace hips

No other changes are proposed to the development.

Design Justification

The site lies within the Belsize Park Conservation Area and is located on the southern side of Lancaster Grove. This section of Lancaster Grove runs from the eastern end where it meets Eton Avenue up to the junction with Strathray Gardens. This part of the southern side of Lancaster Grove is characterised by two storey detached houses, which have no consistent style or age. While there is an Arts and Crafts influence at either end of this section of Lancaster Grove, namely the fire station and the immediate neighbour to this site at number 16, the other houses are a mixture of Victorian influence, and post war suburban.

The northern side of Lancaster Grove is characterised by a Victorian terrace which incorporates some decoration. There are patterns in brick and tile used vertically and on roof slopes and there is also strong lintel detailing and brick and masonry window surround relief.

The design of the approved building is described by the current architects as a hybrid pastiche. It has classical proportions with a Palladian influenced central pediment. The windows are Victorian sliding sashes but the roof, particularly the eaves, is Georgian in style. It is of a similar height and mass to the surrounding buildings. As a holistic piece of architecture the applicant considers that the design lacks integrity. The proposed amendments are sought to improve the overall design of the proposed dwelling.

The proposed amendments are sought to simplify the design of the dwellings. The form of the dwelling along with its overall footprint, height, bulk and massing all remain identical to that approved. The proposed amendments seek to change the appearance of the building through the imposition of very minor design alterations.

The proposed amendments seek to rationalise the elevational form and fenestration to be reflective of its surroundings but also relevant to its age, thus creating a clear historical narrative of the building for the future.

Full details of the proposed amendments are shown on the proposed drawings. In summary, it is proposed that the Georgian style hipped gables and eaves that are alien to the surrounding buildings will be removed. The introduction of parapet details in front of the retained hip roof will pronounce the gables ends (gables being very characteristic in the surrounding area) but also give a sharp and more contemporary edge to the wall. This is very much in keeping with some of the modern 20th century buildings in the area which contribute towards the overall character of Hampstead.

The height of the gables will provide the building with more verticality without increasing the actual height of the roof. This is important because the building sits some 1000mm down from the pavement with a 1.8m boundary wall in front which means there is a danger of only eaves and roof being visible from the pavement.

More simplistic fenestration is proposed with larger windows which will increase transparency and engagement with the public realm. This is achieved by removing unnecessary and pastiche details and framing the windows with a masonry frame rather than actually increasing the size of the structural openings. The central first floor window is proposed wider and shorter to enhance the horizontality between the book end gables either side. This horizontal band will sit comfortably above the strong front boundary wall enhancing the sense of observation to the street.

The proposed design strips back the approved building, resulting in a simpler, contemporary architectural style which still references the traditional characteristics of the surrounding area through the use of materials and detailing such as the introduction of tiled panels between the ground floor and first floor windows on the front elevation.

While the Inspector, in allowing the approved scheme, noted that the scheme would add '*to the existing eclectic mix*' on this side of Lancaster Grove, it is considered that the proposed scheme would still achieve this while being more in keeping with the surrounding area in architectural terms and in relation to the Conservation Area.

The proposals are considered to improve the overall appearance of the building, particularly in relation to the elevational treatment. Therefore, the proposed changes to the design are in accordance with the NPPF, London Plan Policy 7.1 (Building London's Neighbourhoods and Communities), Core Strategy Policy CS14 (Promoting high quality places and conserving our heritage) and Development Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's Heritage).

I trust this application provides everything you need for its assessment however if you require any further information or clarification, please do not hesitate to contact me at your earliest convenience. I look forward to discussing these proposals with you as soon as you have had the opportunity to review the submitted material.

Yours sincerely

Sarah Ballantyne-Way MRTPI
Director
SBW Planning Ltd