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London Borough of Camden
Development Management
Camden Town Hall Extension
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117 Mount Pleasant Road
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17th October 2016

Dear David,

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

Following our discussions last week, 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 the addition of a central dormer, removal of pediment and minor alteration to the design of the existing proposed dormer windows in the rear elevation; and the removal of the railings around the lightwells and covering lightwells with glazing on the front elevation.

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

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
- Covering lightwells with glazing

Rear Elevation

- Introduction of a central dormer and removal of skylight
- Removal of pediment
- Change to existing proposed dormer windows

Side elevations

- 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

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

- Reflection of changes proposed to rear elevation

No other changes are proposed to the development.

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