



ERECTION OF A SINGLE STOREY REAR EXTENSION AT FIRST FLOOR LEVEL, INSERTION OF A NEW SIDE WINDOW AT GROUND FLOOR LEVEL, AND ASSOCIATED INTERNAL ALTERATIONS at:- 116 KING HENRY'S ROAD, LONDON NW3 3SN

APPLICATION FOR VARIATION OF A CONDITION FOLLOWING GRANT OF PLANNING PERMISSION:

PLANNING STATEMENT: as prepared by Andrew Jones RIBA dated 03/10/16

1.0 Introduction

1.1 This planning application sets out to vary condition n° 3 (*approved development drawings*) as stipulated in planning consent reference) 2015/4789/P)

2.0 Planning History

2.1 Planning consent was granted on 11 October 2015 for:-

2.1.1 *Erection of a single storey rear extension at first floor level, insertion of a new side window at ground floor level, and associated internal alterations.*

2.2 Planning condition n° 3 stated:-

2.2.1 *The development hereby permitted shall be carried out in accordance with the following approved plans: 247-DWG (000-00 REV A 001-01 REV A, 002-RF REV A, 010 REV A, 020 REV A, 100-00 REV A, 100-01 REV A, 102-RF REV A, 110 REV A, 120 REV A. 000-OS-REV A, 121- REV A).*

3.0 Application content

3.1 The application comprises the following documents: -

3.1.1 Completed application form to vary a planning condition

3.1.2 Copy of this planning statement Ref: aj/1016 dated 3 October 2016

3.1.3 Site location plan: ref: 247-DWG-000-02

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3.1.4 Planning consent (ref: 2015/4789/P) drawings comprising: -

- 247-DWG 000-00 rev A: Existing ground floor plan
- 247-DWG 001-01 rev A Existing first floor plan
- 247-DWG 001-RF rev A Existing roof plan
- 247-DWG 010 rev A Existing section
- 247-DWG 020 rev A Existing elevations
- 247-DWG 100-00 rev A: Proposed Ground floor plan
- 247-DWG 101-01 rev A: Proposed First floor plan
- 247-DWG 102-RF rev A: Proposed roof plan
- 247-DWG 110 rev A: Proposed sections
- 247-DWG 120 rev A: Proposed elevations
- 247-DWG 121 rev A: Proposed East elevations

3.1.5 Copy of the planning permission ref: 2015/4789/P dated 11 October 2015

3.1.6 Amended planning drawings as follows:-

- 1037/P/001 rev B. Proposed Ground floor plan
- 1037/P/002 rev B. Proposed First floor plan
- 1037/P/003 rev B. Proposed roof plan
- 1037/P/005 rev B. Proposed elevations & sections X-X & Y-Y.

3.1.7 A copy of updated CIL form

4.0 The Minor Material Amendment

4.1 In accordance with the guidance entitled 'Greater flexibility for planning permissions' the recommended route for dealing with minor material amendments after permission has been granted is through a Section.73 application, which allows changes to conditions.

4.2 The guidance advises that an application for minor material amendments can be made through a Section.73 application to change a condition listing approved plans. The guidance advises that Local Authorities should impose a condition listing approved plans on permissions, as it would facilitate the use of Section.73 to make minor material amendments.

4.3 This application seeks to vary planning condition n° 3 and approved drawings to enable the following:-

1. *Reduced footprint of current approved first floor storey rear addition with balustraded walk-on glass balcony. (Note: approved external courtyard feature has been omitted).*

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2. *Additional roof lights for utility room and master bedroom.*
3. *Replacement of garage doors with glazed screen complete with optional louvered privacy screen.*
4. *New entrance porch canopy with integrated brise soleil.*
5. *New fenestration design for external doors and windows on all elevations.*
6. *External glass balustrade introduced for sliding doors to first floor rear bedroom.*
7. *Decking and new fencing treatment introduced to rear garden*
8. *New rainwater goods.*
9. *Vehicular bollards introduced to driveway*
10. *Balanced flue introduced to rear elevation for feature fire.*

4.4 Planning Condition n° 3 states:-

4.4.1 *The development hereby permitted shall be carried out in accordance with the following approved plans: 247-DWG (000-00 REV A 001-01 REV A, 002-RF REV A, 010 REV A, 020 REV A, 100-00 REV A, 100-01 REV A, 102-RF REV A, 110 REV A, 120 REV A. 000-OS-REV A, 121- REV A).*

4.5 This application proposes to supersede the following approved drawings :-

- **247-DWG 100-00 rev A:** Proposed Ground floor plan
- **247-DWG 101-01 rev A:** Proposed First floor plan
- **247-DWG 102-RF rev A:** Proposed roof plan
- **247-DWG 110 rev A:** Proposed sections
- **247-DWG 120 rev A:** Proposed elevations
- **247-DWG 121 rev A:** Proposed East elevations

with the following amended drawings:-

- **1037/P/001 rev B.** Proposed Ground floor plan
- **1037/P/002 rev B.** Proposed First floor plan
- **1037/P/003 rev B.** Proposed roof plan
- **1037/P/005 rev B.** Proposed elevations & sections X-X & Y-Y .

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6.0 Reasoned Justification

Variation of Condition n° 3

- 6.1 The proposed variations to the scheme have been fundamentally dictated by the applicants wish to tweak the approved scheme to suit internal layout; fenestration design preferences and enhance the character of the Estate without having any adverse affect on adjoining properties and their owners.
- 6.2 The front entrance canopy is aimed at accentuating / complimenting the entrance and providing shading for the South facing converted garage which features a floor to ceiling glazed screen, which is a historical reference to the former garage function. Vehicular bollards and an optional louvered privacy screen is also proposed for safety / privacy reasons
- 6.3 The reduced footprint of the first floor storey is in direct response to the Estate Management recommendations and an attempt to respect the characteristic built form of the existing two storey units.
- 6.4 Access to the property has not been altered.
- 6.6 Paragraph 62 of the “Greater flexibility for planning permissions” guidance document defines the nature of a minor material amendment, which is not substantially different from the one, which has been approved. This application is considered to be in accordance with this guidance.

aj/1037.
3 October 2016

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