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London Borough of Camden
Development Management
Camden Town Hall Extension
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13th December 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 (incorporating the changes approved under application 2016/5675/P) for Erection of 2 storey 6-bedroom single family dwellinghouse with basement. Namely minor alterations comprising the replacement of the front door with a double door, the narrowing in width of the side porch windows at first floor on the front elevation, metal screens to the ground floor openings and the first floor central opening at the rear, the widening of the first floor windows at the rear, the blanking out of two first floor windows on the side elevation facing no. 16 Lancaster Grove, the reduction in

width of the ground floor windows in the side elevation facing no. 22 Lancaster Grove, the removal of all chimney pots.

These proposals are accompanied by the following drawings:

(i) Approved Plans 2014/2811/P

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) Approved Plans 2016/5675/P

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

(iii) Annotated Plans Showing Proposed Alterations

5754/PL/07 G	Proposed First and Second Floor Plans	1:100 @ A3
5754/PL/09 G	Proposed Front and Rear Elevations	1:100 @ A3
5754/PL/10 G	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 iii.

Front Elevation

- Insertion of a wider double front door
- Slight narrowing of first floor windows to take account of wall construction

Rear Elevation

- Metal screens for all openings at ground floor level and central window at first floor
- Widening of windows at first floor
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Side elevations

- Blanking out of first floor windows facing no. 16 Lancaster Grove
- Narrowing of ground floor window facing no. 22 Lancaster Grove
- Removal of chimney pots

First and Second Floors

- Reflects alterations to windows

No other changes are proposed to the development.

The amendments have taken full consideration of the comments made by the Council's Conservation Area and the majority of the windows have been maintained as timber framed. The alterations to the side elevations comprising the blanking out for the first floor windows facing no. 16 are a result of the room layouts proposed. These windows are not required and each of the bedrooms these windows served will be adequately lit. The design ensures that interest to these elevations will be maintained and their removal will also remove the risk of overlooking of the neighbouring property.

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