

Head of Planning
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Our ref: 8254/JJ/DEC16

14 December 2016

Dear Sir/Madam

NON-MATERIAL AMENDMENT TO PERMISSION REFERENCE 2012/0105/P AT 12 THE GROVE, LONDON, N6 6LB (Property now known as 12,12a,13 & 13a The Grove).

We hereby enclose an application, on behalf of Octagon Developments Ltd, for a non-material amendment to the above application. The application seeks to make the following changes to the approved drawings:

- Minor alterations to the internal layout;
- Inclusion of central lift to all floors, excluding attic;
- Reconfiguration of 1 bed units to remove rooms in basement i.e. kitchen and utility rooms;
- 1 bed units provided at lower ground floor level as independent studios.

These changes are within the scope of the original permission, the description of which has not changed:

“Erection of a 5-storey building with basement to accommodate 4x residential flats (Class C3) (2 x 1 bed units and 2 x 4 bed units) and inclusion of a roof terrace to the rear single storey lower ground floor extension, plus alterations to the front boundary wall, following demolition of the existing block of 5 residential flats.”

The following drawings are to be amended and substituted with those shown:

- Approved Drawing:
 - 1129/AP3/02/A - Proposed Floor Plans 1;
 - 1129/AP3/03/A – Proposed Floor Plans 2.



- New Drawings:
 - 1063/BP/100B – Basement
 - 1063/BP/101B - Lower Ground Floor Plan
 - 1063/BP/102B - Upper Ground Floor Plan
 - 1063/BP/103B – First Floor Plan
 - 1063/BP/104B - Second Floor Plan
 - 1063/BP/105B - Attic

Discussion

The proposed application seeks to approve changes that became necessary during the construction phase of the project, all of which were minor and non-material in nature, and so do not result in a materially different scheme.

In particular, it was necessary to relocate the lifts from the outer walls due to the technical difficulty of constructing them in the approved locations. The revised plans show the new lift position at the centre of the building, together with the resulting small adjustments to the internal configuration, on all levels. It should also be noted that the new configuration means that lift access can be gained to all floors, except the attic, meaning better accessibility performance under Lifetime Homes. The changed layout, also means that there are other gains in the Lifetime Home criteria, such as incorporating an entry level toilet/bathroom, which is not provided on the approved layout.

The amended plans also provide details of changes to the configuration of the one bedroom flats, which under the approved scheme, had been designed to serve the needs of the upper units. Indeed, this was raised as a concern at the application stage and is reported on in the delegated report. Due to their approved configuration over two floors, these flats would have also had their kitchens and utility rooms in the basement. As well as having less access to natural light at this level, it is understood that their construction would not pass current building regulation requirements.

Therefore, the 1 bedroom units have been provided on a single floor, which will mean that they provide improved living conditions for the occupants. Furthermore, the new internal arrangements, including the new lift location, means that these studio flats are more clearly separated from the larger dwellings and therefore are more likely to be used as independent dwellings.

As a result of the above changes the basement level layout has also been amended and now incorporates full length basements serving each of the larger dwellings. The overall size of the basement level is however unchanged. Their use as cinema, gym, etc., is also considered more appropriate, particularly as these functions are only accessed on an occasional basis and they do not need the benefit of natural light.

Conclusion



The above does not change the description of development and relate to internal changes only, which could normally be done without the benefit of planning permission, following normal completion. It is therefore appropriate to deal with as non-material amendments to the existing permission.

It should nevertheless be noted that the changes have benefited the proposal by improving the living conditions of the occupants and will create a more definitive separation of the units. We therefore respectfully request that the application be approved.

Yours Faithfully

BELL CORNWELL

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