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London

N1 4HS

07930313070

24/11/2016

Mr Rob Tulloch

Planning Department

London Borough of Camden

5 Pancras Square

London N1C 4AG

Dear Rob

**Land Adjacent to 42 Falkland Road, London, NW5 2PX; S73 Application Pursuant to Application 2014/5539/P Variation of condition 2 the development permitted shall be carried out in accordance with the following approved plans.**

**Introduction**

This covering letter/planning statement accompanies an application for amendments under Section 73 of the Town and Country Planning Act 1990 to the 2014 Planning Permission for the above site made on behalf of my clients Zadah Developments Ltd.

 Application for Amendments to the planning permission dated (LPA ref 2014/5539/P) to vary condition 2 ‘the development permitted shall be carried out in accordance with the following approved plans: Site Location Plan 1099-BA-100; 101;102;103;104;105; 106 Rev B; 107 Rev B; 108 Rev B; 109 Rev C; 110 Rev C; 111 Rev C; 112 Rev B; 113 Rev C; 114 Rev C; 115 Rev C; 116 Rev B; 117 Rev A; 118 Rev A; 119 Rev A; Design and Access Statement by Donald Shearer Architects dated 27/08/2014; Code for Sustainable Homes Pre Assessment by Donald Shearer Architects dated 29/08/2014; Basement Impact Assessment by Site Analytical Services Ltd Dated Dec 2013; Lifetime Homes Statement by Donald Shearer Ltd dated 29/08/2013; Daylight Sunlight report by GVA dated 20/08/2014’

This application submission comprises:

* This covering letter;
* The relevant form for an application for the variation of a condition following grant of planning permission;
* CIL additional questions form;
* An architectural document comparing the consented scheme with the proposed changes
* Letter 9540-001-rmb Structural Engineer’s Comments on the Basement Structure - November 2016 by Gurney
* A full set of drawings to supersede the existing drawings attached to condition 2:
* 12516-SPR-XX-AR-15-01-3\_3 Basement GA
* 12516-SPR-XX-AR-15-02-3\_3 Ground Floor GA
* 12516-SPR-XX-AR-15-03-3\_3 First Floor GA
* 12516-SPR-XX-AR-15-04-3\_3 Second Floor GA
* 12516-SPR-XX-AR-15-05-3\_3 Third Floor GA
* 12516-SPR-XX-AR-15-06-3\_3 Roof Plan
* 12516-SPR-XX-AR-30-01-3\_2 North Elevation – Front
* 12516-SPR-XX-AR-30-02-3\_2 South Elevation – Rear
* 12516-SPR-XX-AR-30-03-3\_2 East Elevation - Side
* Revised section drawings
* 12516-SPR-XX-AR-20-01-3\_3 Section AA
* 12516-SPR-XX-AR-20-02-3\_3 Section BB
* 12516-SPR-XX-AR-20-03-3\_3 Section CC
* 12516-SPR-XX-AR-20-04-3\_2 Section DD

**Background**

On 27 October 2015 permission (ref 2014/5539/P) was granted for:

Demolition of existing garages and sub-station and erection of part 1 storey plus mansard and part 3 storey building, plus basement, to provide 6 x flats (3x2bed, 2x1bed and 1xstudio)

Drawing nos: Site Location Plan 1099-BA-100; 101;102;103;104;105; 106 Rev B; 107 Rev B; 108 Rev B; 109 Rev C; 110 Rev C; 111 Rev C; 112 Rev B; 113 Rev C; 114 Rev C; 115 Rev C; 116 Rev B; 117 Rev A; 118 Rev A; 119 Rev A; Design and Access Statement by Donald Shearer Architects dated 27/08/2014; Code for Sustainable Homes Pre Assessment by Donald Shearer Architects dated 29/08/2014; Basement Impact Assessment by Site Analytical Services Ltd Dated Dec 2013; Lifetime Homes Statement by Donald Shearer Ltd dated 29/08/2013; Daylight Sunlight report by GVA dated 20/08/2014

The consent was subject to conditions and a s106.

**Proposals**

The key elements of the proposed design amendments to the development are as follows:

* Changes to the arrangement of flats but retention of 6 units in total
* Change in unit mix from 3x2bed; 2x1bed and 1xstudio to 4x2bed and 2x1bed
* Changed location of cycle and bin storage areas
* Minor revisions to front façade to provide for improved lightwells
* Revised landscaping proposals for front of property
* Improved internal layouts to provide compliant floor to ceiling heights throughout (Nationally Described Space Standard)
* Plans and levels now in accordance with the more recent detailed boundary and elevational surveys

The description of development will change as follows:

Demolition of existing garages and sub-station and erection of part 1 storey plus mansard and part 3 storey building, plus basement, to provide 6 x flats (4x2bed, 2x1bed)

Drawing nos: Site Location Plan 1099-BA-100; 12516-SPR-XX-AR-15-01-3\_3 Basement GA; 12516-SPR-XX-AR-15-02-3\_3 Ground Floor GA; 12516-SPR-XX-AR-15-03-3\_3 First Floor GA; 12516-SPR-XX-AR-15-04-3\_3 Second Floor GA; 12516-SPR-XX-AR-15-05-3\_3 Third Floor GA; 12516-SPR-XX-AR-15-06-3\_3 Roof Plan; 12516-SPR-XX-AR-30-01-3\_2 North Elevation – Front; 12516-SPR-XX-AR-30-02-3\_2 South Elevation – Rear; 12516-SPR-XX-AR-30-03-3\_2 East Elevation – Side; Design and Access Statement by Donald Shearer Architects dated 27/08/2014; Code for Sustainable Homes Pre Assessment by Donald Shearer Architects dated 29/08/2014; Basement Impact Assessment by Site Analytical Services Ltd Dated Dec 2013; 9540-001-rmb Structural Engineer’s Comments on the Basement Structure - November 2016 by Gurney; Lifetime Homes Statement by Donald Shearer Ltd dated 29/08/2013; Daylight Sunlight report by GVA dated 20/08/2014

The changes primarily affect the internal layout and therefore the plan numbers however the substantive nature of the development retains the same façade, includes a minor adjustment to the basement and still contains 6 flats. Therefore this proposal is considered a minor material change in the application.

The overall benefits of this scheme are as follows:

* Re-arrangement of dwellings internally removes the levels problem within the property and removes the studio which is now replaced with a size compliant 1bed 2 person flat. It also replaces a 1bed flat with a 2 bed flat. This improves the unit mix with regard to Policy DP 5 Homes of different sizes.
* All Housing Units deliver the same level of contribution towards Lifetime Homes Standards as the 2014 consent.
* Exterior facade remains similar apart from a minor change to the basement façade and light-well but still matches neighbouring property at 42 Falkland Road and light-well still remains unseen from street frontage due to bin store, cycle store and landscaping therefore does not impact on the character of the area and is in accordance with policy DP27.
* Changes to front light-wells provide much better light and amenity to basement rooms.
* Floor to ceiling heights now can be built to compliant standard throughout the property especially stairs and split levels where this was an issue previously.

CIL

The proposal also delivers a reduced GIA floor-space from 537.95 m­2 GIA to 517.15 m2 GIA (see page 14 comparison document) and therefore we are seeking a new calculation of CIL liability and a CIL additional questions form will be submitted in due course.

S106

We are aware that if approved we will require a revision to the s106 agreement to reconcile the changes in the legal agreement to amend the definition of development.

We trust that you have everything required to validate this application. If you have any queries please contact Seema Manchanda on 07930313070.

Yours sincerely

Seema Manchanda

Director

Smart Urban Limited