

Regeneration and Planning
London Borough of Camden
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5 Pancras Square
London
N1C 4AG

FAO: Mr. Charles Thuaire

Date: 20 April 2017

Our ref: 12766/05/SB/RN/13813762v1

Your ref: PP-05975076

Dear Mr. Thuaire

Application under Section 96A (Town and Country Planning Act 1990) for a non-material amendment, alterations to the facade and embellished stonework, to LPA ref. 2013/1342/P

On behalf of our client, Mr Vikrant Bhargava, please find enclosed an application (PP-05975076) for a non-material amendment to the above planning permission. The application is to amend planning permission ref. 2013/1342/P to allow for alterations to the façade and additional detailing to the stonework of Heath Park which is currently nearing the end of its construction period. These changes are detailed in the plans set out below:

- 1 Proposed Elevations South: 1204 –PL-211 C
- 2 Proposed Elevations West: 1204-PL-212 C
- 3 Proposed Elevations North: 1204-PL-213 D
- 4 Proposed Elevations East: 1204-PL-214-D
- 5 Proposed Layouts: Roof level: 1204-PL-205 F

In respect of the application fee a cheque for £195.00 has been submitted under a separate cover, payable to 'London Borough of Camden'.

Background

Heath Park was the subject of a planning application which granted full planning permission for the *“Demolition of existing dwelling house and ancillary structures and erection of a new basement and 2 storey dwellings house with basement double garage, access ramp, and associated landscaping and vehicular access of North End Way”* (LPA ref. 2008/0663/P)

This permission was then varied by two non-material amendments. On 18 September 2012, the Council granted a S96A Non Material Amendment (NMA) to planning permission ref 2008/0663/P, to add a new condition to ensure that development is carried out in accordance with the approved plans (ref:2012/4397/P). On 23 November 2012 a second s96A NMA to planning permission ref: 2008/0663/P was granted in order to delete the word 'double' from the description of development (ref:2012/5871/P).

On 21 May 2013 planning permission (LPA ref. 2012/1342/P) was granted for a Minor Material Amendment under s73 to vary the original permission (LPA ref. 2008/0663/P) as follows:

“Variation of condition 14(development built in accordance with approved plans) of permission dated 19/01/2009 (ref 2008/0663/P for erection of a new basement and 2 storey dwellinghouse (Class C3) with basement garage, access ramp, and associated landscaping and vehicular access off North End Way, and as subsequently amended by Non-Material Amendments dated 18/09/2012 (ref 2012/4397/P) and 23/11/2012 (ref 2012/5871/P), involving revised elevations and roof plan and additional/alterd lower ground and basement flood accommodation to house.” (2013/1342/P).

On 21/12/2015 a further NMA application to planning permission 2013/1342/P was granted for the installation of a rooftop satellite dish. The property has also been the subject of a separate application (2016/5282/P) for the installation of a screened enclosure for air conditioning units which was granted planning permission on the 21/11/2016.

Proposed Non-Material Amendment

The amendment proposes additional embellishments to the façade on the southern elevation. These are proposed to ensure that the house is built with an enhanced, high quality design.

These additions include embellishments of window stone surrounds and lintels, central bay pilasters and roof cornice on the southern elevation.

Design Brief

Heath Park is currently being constructed with the main fabric of the building recently completed. The elevations are predominately of red brick construction with natural Portland stone detailing.

On completion of the envelope, Heath Park is considered to sit very comfortably within its surroundings. However it is felt that the elevations would benefit from additional stone detailing, predominately to the South elevation, which faces the garden.

It is considered that these minor alterations would improve the aesthetics of this elevation. This would be achieved by adding stone embellishments, to include:

Stone pediments to first floor French doors, stone surround to first floor windows, stone pilaster to the first floor central bay and increase the profiled stone coping depth from 50mm to 250mm.

Assessment of the Proposed Non Material Amendment

Section 96A of the 1990 Town and Country Planning Act includes provision to make non material amendments to an existing planning permission. There is no statutory definition of ‘non-material’ which instead as Planning Practice Guidance makes clear ‘will be dependent on the context of the overall scheme’ (Paragraph: 002 Reference ID: 17a-002-20140306).

The changes will not result in any changes to the overall building envelope or additional floorspace. Furthermore, the visibility of the changes will be limited due to the set back from the boundary wall of the site and extensive screening in the form of a boundary wall and mature trees. Accordingly it is not considered that the changes to the façade would have any impact on the visual amenity of the area and would be non-material with no impact upon the setting of the Conservation Area or grade II* listed Heath House.

We have discussed the proposed amendments with Mr Thuairé who has advised that in principle that the proposed development could be dealt with as an NMA.

Conclusion

It is considered that the proposed embellishments to the façade would result in improved design, which is entirely appropriate to its setting and would not have any material impact upon the Conservation Area.

We trust that you have sufficient information to determine this planning application and in light of the above, we seek a favourable determination of this application within the statutory 28 day period. Should you require any further information please do not hesitate to contact me or my colleague Joe Larner.

Yours sincerely

Richard Norman
Planner

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