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London Borough of Camden
Development Management
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26th June 2017

Dear David,

RE: Mamelon Tower, 149 Grafton Street, London, NW5 4AY

Planning application reference: 2012/1882/P

Please find enclosed a minor material amendment (Section 73) application pursuant to the following planning permission (2012/1882/P):

Change of use from drinking establishment (Class A4) to 2 x 3 bed maisonettes (Class C3) at basement and part ground floor level and associated alterations including installation of lightwell with railings and three windows on north elevation, provision of pavement lights and alterations to entrances and windows on east (Grafton Road) elevation/forecourt area, fenestration alterations on south (Queen's Crescent) elevation, six new ground floor level windows on west elevation and excavation works to extend the existing basement level.

This application is submitted to vary condition three of this permission which states:

The development hereby permitted shall be carried out in accordance with the following approved plans: EX-11; EX-12; EX-13; EX-14; EX-15; EX-16; EX-17; EX- 18; P-11B; P-02A; P-13A; P-14B; P-15A; P-16A; P-17A; P-18A; P-19A; Letter from Symon Smith Residential and Commercial Estate Agents dated 11/05/2012; Letter from MacNeil Limited dated 07/06/2012; Life Time Homes Schedule Ref 1704/AWLTH/080612, as received 08/06/2012; Basement Impact Assessment by Michael Alexander Consulting Engineers dated July 2012 Ref: P2242/ARC/Issue 2; Interpretive Geotechnical Report by Chelmer Site Investigations dated July 2012 Ref 3264. 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 2012/1882/P Change of use from drinking establishment (Class A4) to 2 x 3 bed maisonettes (Class C3) at basement and part ground floor level and associated alterations including three windows on north elevation, provision of pavement lights and alterations to entrances and windows on east (Grafton Road) elevation/forecourt area, fenestration alterations on south (Queen's Crescent) elevation, six new ground floor level windows on west elevation and excavation works to extend the existing basement level. Namely minor alterations comprising the replacement of all existing windows

with timber framed windows and the provision of three new ground floor level windows on the west (rear) elevation.

This application is accompanied by the following annotated plans showing proposed alterations:

Original Drawing Number	Proposed Drawing Number	Drawing Description
<i>1704.P.11B</i>	<i>1704.P.41</i>	Proposed Basement and Ground Floor Plans
<i>1704.P.14B</i>	<i>1704.P.44</i>	Proposed elevation AA – Grafton Road
<i>1704.P.15A</i>	<i>1704.P.45</i>	Proposed elevation BB – Queens Crescent
<i>1704.P.16A</i>	<i>1704.P.46</i>	Proposed elevation CC – Side (South West)
<i>1704.P.17A</i>	<i>1704.P.47</i>	Proposed elevation DD – Rear (North West)

This Section 73 application therefore seeks to amend the drawing revision numbers listed in condition 3 in accordance with the drawings listed above in the above table.

A site visit by Ms Angela Ryan (Enforcement Officer) took place on 12th June 2017. Ms Ryan inspected the timber framed double glazed windows and advised that a S73 application be submitted to regularise the windows on site. Ms Ryan confirmed that she considered the windows to be acceptable.

The windows have all been replaced as the original windows were in a poor state of repair and were single glazed. Double glazed units are required to meet the sustainability credentials as set out in Clauses 4.4.1, 4.4.2 and 4.4.3 of the S106 Agreement associated with planning permission 2015/1211/P which deals with the upper floors of the building and is the subject of a separate s73 application.

The windows have been designed to be in keeping with the surrounding area and are similar to the original windows of the early Victorian buildings opposite the site. The site does not lie within a conservation area and nor is the building statutorily or locally listed. The building is a standalone building and does not form part of a uniform group. The windows are considered to be of a high quality and traditional style in keeping with the building.

With regard to the additional windows on the rear and north-west elevations, these will not result in any overlooking of residential properties given that they overlook commercial premises. They will however result in an improved outlook and level of amenity for future residents of the proposed development.

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