



Our Ref: RE/HG3405

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12 July 2017

Development Management
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

FAO: Jonathan McClue

Dear Sir

**100 AVENUE ROAD, SWISS COTTAGE, NW3 3HF
APPLICATION REF: 2014/1617/P
S96A NON-MATERIAL AMENDMENT APPLICATION**

We write further to the above on behalf of our client, Essential Living (Swiss Cottage) Ltd.

Please find enclosed an application submitted pursuant to s96a of the Town and Country Planning Act 1990 (as amended) for Non-Material Amendments to planning application 2014/1617/P, dated 18 February 2016.

We enclose the following documents for approval under this condition:

- Application form;
- Drawing Schedule;
- Drawings;
- A payment of £195.00 being the appropriate planning fee will be paid via the Planning Portal (ref: PP-06195589).

A full set of plans detailing the proposed changes to the approved development are included, which can be summarised as follows:

- Relocation of ground floor entrance openings;
- Internal layout changes to floorplans including the basement;
- Relocation of access doors to communal terrace;
- Relocation of rooftop plant, services and lift overrun including removal of building maintenance units;
- Amendment to the basement levels;
- Modular, louvre and soffit changes to elevation treatment;
- Glazing detail changes including window openings, doors and mullions;
- Amendments to glazed juliet balconies, balcony dividers and handrails.

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The proposed changes follow from detailed design development and deliver an improved environment for future occupiers of both the residential and commercial uses. The variations are considered to be within the spirit of the existing permission, are in accordance with the approved description of development, do not conflict with the approved planning documents as considered and reported by the Planning Inspectorate in his decision letter of 18 February 2016, do not change the nature of the design internally or externally, and do not cause different impacts on adjoining occupiers or the surrounding environment.

Accordingly, the proposed changes may be considered to be non-material to the approved scheme so as to fall within the scope of Section 96a of the Town and Country Planning Act 1990.

Amongst the proposed changes of note are the relocation of the ground floor entrance openings. Generally, this is a response to the adjustments to the internal layouts and review of permeability. However, an alteration has also been able to be made to the affordable entrance, having regard to the need to separate servicing and general pedestrian access and to improve the attractiveness of the ground floor commercial units.

The changes to the internal layouts improve the quality and configuration of the apartments, utilising excess and oversized hallways to improve the unit sizes. No changes are proposed to the unit mix or type by bed-size.

All units have been tested against daylight and sunlight standards and all pass satisfactorily.

Rooftop plant and services all meet the parameters established by the existing permission in terms of general location and height. The plant is all located behind the parapet which largely obscures it from view externally. Where previous structures are observed above the parapet these are moved back within the footprint of the roof thus reducing their impact and improving visual amenity. Lift overruns in all but the North Tower have been adjusted in response to the lower level changes and are no higher than the parapet. The North Tower core overrun increases in height but remains below the previous building maintenance unit height and will not be observed externally from below, owing to its position within the 24-storey building. The rooftop building maintenance unit for the North Tower is removed due to changes in the window cleaning strategy.

The basement layout changes will deliver an equal quantum of vehicle car parking spaces, bicycle parking spaces and refuse storage. The car parking layout has been tracked to confirm its suitability, in comparison with the approved layout. The need for re-configuration is partly as a consequence of the location of supporting pillars in relation to the parking spaces on the approved drawings. Cycle storage and refuse storage are similar in relationship with residents lift locations, will not affect movements to or from those areas comparative to the approved plans and will maintain policy compliant standards. Some basement plant has been relocated within the basement area, but servicing and all other requirements remain.

The east elevation entrance levels are changed to reflect relativity to the external ground level which has also been adjusted accordingly as part of the wider landscaping strategy. The basement level is reduced in depth by circa. 1 metre but all standards and access requirements are still met.

Minor design changes to the elevational treatment have been led by the reconfiguration of internal layouts, necessitating changes to the exact positioning of the balconies and divides between apartments. Design and construction reviews have led to minor variations to modular, louvre, transom and soffits and changes to the means of opening windows has led to associated changes to frames and mullions.



A variation to the S106 is required owing to drafting errors in the allocation of affordable housing tenure marked within Appendix 3, Plans 14 and 17 which allocate the same two apartments to Discount Market Rent on Plan 14 and (correctly) Intermediate on Plan 17. This process will also enable the update of the proposed residential floor plans in line with the proposed amendments and will address the conflict between the amount of floorspace required to be provided for The Winch within the permission and the S106 Heads of Terms.

I look forward to receiving your registration and validation of this submission at your earliest convenience. Should you require any further information or seek clarification, please do not hesitate to contact me via the contact details provided in this letter.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Richard Evans'.

RICHARD EVANS
Associate Director
WYG

Enc.