

Mr. Charles Thuaire
Regeneration and Planning
London Borough of Camden
2nd Floor
5 Pancras Square
N1C 4AG

Date: 13 September 2017
Our ref: 12766/05/SB/RN/14617177v1
Your ref: 06301203

Dear Mr. Thuaire

Application under Section 96A (Town and Country Planning Act 1990) for a non-material amendment adding a lift overrun, to LPA ref. 2013/1342/P

On behalf of our client Mr Vikrant Bhargava please find enclosed an application for a non-material amendment to the above planning permission. The application is to amend planning permission ref. 2013/1342/P to allow the installation of a lift overrun to the roof of the new house which is currently under construction.

The application comprises the following:

- 1 Covering Letter
- 2 Completed Application Forms
- 3 Existing and proposed elevational drawings: 1204-PL-210 rev B
- 4 Proposed Roof Plan: 1204-PL-205F

A cheque in respect of the application fee a cheque for £195.00 has been submitted under 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 dwelling house (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/altered lower ground and basement flood accommodation to house.” (2013/1342/P).

On 21st December 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.

Further, on 18th May 2017, another NMA application (2017/2325/P) to planning permission 2013/1342/P was granted for the alterations to the façade and embellished stonework.

Heath Park house is currently in the final stages of construction with the main fabric of the building recently completed.

Proposed Non-Material Amendment

The amendment proposes a lift overrun which will be located on the northern side of the roof. This is necessary to ensure that the lift within the property can function effectively. The lift overrun is proposed to be 650mm above roof finish and would be approximately 6m from the northern parapet and 12m from the western parapet, both of which protrude above the roof level by 200mm.

Assessment of the Proposed Non Material Amendment as identified under NMA (2015/6671/P) approved on the 21st December 2015, it was recognised that the installation of a rooftop satellite dish of 1 metre in height would not be viewable from ground level (Approved drawing ref. 204-PL-221). The proposed lift overrun is similarly significantly set back from the parapet and located on the northern side of the roof, which backs onto dense woodland, and close to the chimneys, which are significantly taller.

Dense woodland will restrict any views on the roofscape from the north of the site, to the east a tall wall and trees screen views from Spaniards Road. As such, the addition of the lift overrun at roof level will have no impact on the surroundings and therefore will have no impact on views across the Hampstead Conservation Area.

The proposed lift overrun will not result in any changes to the overall building envelope or additional floorspace. Due to the lift overrun not being viewable from ground level it will therefore not have an impact on the visual amenity of the area. As such, it is considered that the proposed lift overrun would have no material impact upon the Conservation Area.

Conclusion

The installation of the lift overrun is a requirement to ensure that the lift can operate effectively. The height and positioning of the lift overrun is such that it will not be visible from the ground. As the proposal will have no impact on visual amenity and therefore no impact on the conservation area, it is considered that the application can be approved as a non-material amendment to the implemented (almost completed) full planning permission 2013/1342/P.

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 my colleague Joe Larner or me.

Yours sincerely



Richard Norman
Planner

Copy: James Mulreany: Adair Associates

Richard Spencer-Page: Wolff Architects