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For the attention of: Mr Jonathan McClue

1 February 2018

Our ref: LJW/CKE/J10346

Your ref: 2017/3518/P

Dear Sir

Stephenson House, 75 Hampstead Road, NW1 2PL

Submission of Minor Material Amendment application to planning permission 2017/3518/P

We write on behalf of our client Lazari Properties 2 in order to seek approval for a minor material amendment to planning permission: 2017/3518/P for:

“Extensive internal and external refurbishment of Stephenson House to provide a ground plus 7 storey building containing 16,709sqm (GIA) of office (B1) floorspace, 904sqm (GIA) of flexible office/healthcare (B1/D1) floorspace, 857sqm (GIA) of retail (A1) floorspace, 118sqm (GIA) of café (A3) floorspace and 17 residential (C3) units (total 2,296.8sqm GIA), comprising 11 market units (1x1 bed, 6x2 bed, 4x3 bed) and 6 affordable units (3 x2 bed and 3x3 bed). The works include the removal of existing colonnade to Hampstead Road elevation, creation of double height entrance on Hampstead Road, multiple storey extensions and infills to the building, creation of three terraces to the rear, three integral pocket gardens to the Hampstead Road elevation and balconies facing Hampstead Road to all residential units. Addition of PV panels to the roof, 249 commercial cycle parking spaces, 33 residential cycle parking spaces, 4 disabled car parking spaces and associated landscaping and works.

The minor material amendment application is required due to a necessary amendment to the existing structure of Stephenson House. In accordance with this necessary change, we have submitted a minor material amendment application to this planning permission via the Planning Portal (Reference: PP-06707432).

The key reasons for the amendment are:

1. Recent surveys on the existing structure have demonstrated limitations which principally show that:
 - a. the existing structure is not capable of carrying the weight of the masonry stone façade panels (required by Camden Council); and
 - b. the existing structure has hollow pot slabs with lower than expected acoustic properties.

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2. In order to comply with Planning Condition 32, which requires sustainable urban drainage, including roof attenuation.

In response to the above limitations and conditional requirements, the following amendments are required to the permitted structure of Stephenson House:

1. To demolish 60% of the existing primary structure (as opposed to 30%) and rebuild in order to carry the weight of the proposed masonry stone façade panels; and
2. To increase the overall height of the building by 45cm to provide the required level of insulation to comply with Condition 22 (to enhance the sound insulation by 5dB above the Building Regulations), whilst also maintaining a suitable floor to ceiling height for a new Grade A Office building; and to comply with Condition 32 (SuDS) which requires an increased parapet in order for the roof to retain the required volume of water under this condition.

In undertaking these amendments, there are a number of benefits to the scheme which will also be achieved. These include:

1. Rationalisation of the floor to floor proportions;
2. An improvement to the buildings energy efficiency is gained including:
 - a. Improved levels of daylight in the offices & residential areas as ceiling heights are improved by approx. 5cm per floor thus reducing lighting demands proportionately.
 - b. 4% additional daylight is afforded into the residential dwellings as the windows are higher.
 - c. The alternative structure allows for a concrete flat slab construction thus reducing down stands and inefficient duct work.
 - d. An improvement in acoustics between offices and residential is afforded with the new flat slab.
 - e. Less temporary construction works and shorter periods of dust and noise.

As part of this application we intend to vary condition 2 of planning permission: 2017/3518/P to substitute some plans. A list of the permitted and submitted substituted plans is set out in the table below:

Permitted Plans for planning permission 2017/3518/P (these plans are to be superseded by substituted plans)	Substituted plans submitted the Material Application	amended the Minor Amendment	Plan Description
A-0300-PL	A-0300-PL Rev B		Proposed East Elevation (Hampstead Road)

A-0301-PL	A-0301-PL Rev B	Proposed South Elevation (Drummond Street)
A-0302-PL	A-0302-PL Rev B	Proposed North Elevation (William Road)
A-0303-PL	A-0303-PL Rev B	Proposed North Elevation 1
A-0304-PL	A-0304-PL Rev B	Proposed North Elevation 2
A-0305-PL	A-0305-PL Rev B	Proposed West Elevation 1
A-0306-PL	A-0306-PL Rev B	Proposed West Elevation 2
A-0400-PL	A-0400-PL Rev B	Proposed Section AA
A-0401-PL	A-0401-PL Rev B	Proposed Section BB

In addition to the substituted plans, a letter from Point 2 Surveyors confirming that the amendment will have no impact on the daylight and sunlight assessment is also submitted with the application.

The amendment sought as part of this planning application is required in response to the limitations of the existing structure of the building and conditional requirements. It is considered that the amendment is acceptable for the following reasons:

1. No design principles of the scheme have changed. The philosophy of architectural response to the brief and site remains the same.
2. The area of the building remains unchanged.
3. All elevations will remain aesthetically the same as the proposed.
4. The overall height difference is de-minimis in the context of the entire scheme.
5. There will be no impact on daylight and sunlight; and
6. The energy credentials of the building will be enhanced.

The correct planning application fee for £234 for the application will be paid separately.

The submission has been made via the Planning Portal (PP-06707432).

We have undertaken pre-submission engagement with Jonathan McClue in order to discuss the proposed amendments.

Should you have any queries please do not hesitate to contact Caroline Keane of this office.

Yours faithfully



Gerald Eve LLP