

Development Management
London Borough of Camden
Camden Town Hall Extensions
Argyle Street,
London
WC1H 8EQ

23th February 2018

CP2017/07
BY PLANNING PORTAL

Dear Sirs,

MINOR MATERIAL AMENDMENT APPLICATION

26 ROSECROFT AVENUE, LONDON, NW3 7QB

I am instructed by my client Mr Vipul Panchal to submit an application for minor material amendments to the following planning permission (LPA ref: 2016/0231/P) which was granted on 22nd December 2016 for:

“Alterations to the ground and lower ground floor flat including enlargement of the existing semi-basement (within the building existing footprint), formation of a front lightwell, ground floor rear extension and formation of a rear basement level lightwell.”

This minor material amendment application relates to a small infill extension between the kitchen and the hallway on the ground floor and part infilling of the lightwell on the lower ground floor. The infill extension and previously approved rear extension will be built in brick. These alterations will improve the internal layout and function of the flat. They are discussed in detail in the *Application Proposal* section of this letter.

In order to facilitate these amendments, this application seeks to vary Condition 3 of the planning permission, which reads:

“The development hereby permitted shall be carried out in accordance with the following approved plans:

OS map, PL 101A, EX 100, EX 101, EX 102, EX 103, EX 200, EX 201, EX 300, EX 301, EX 302, PL 100, PL 101, PL 102, PL 103, PL 200, PL 201, PL 300, PL 301, PL 302, PL 303 and 1-38-3913 3rd May 2016”

This application seeks to amend Condition 3 so that it reads as follows:

“The development shall be carried out in accordance with the substituted drawings as set out in correspondence dated 13th February 2018, unless approved otherwise in writing by the local planning authority.”

For the ease of reference, the substituted drawings are set out in the table below and are enclosed as part of this submission:

Drawing Title	Consented Drawing Reference	Substituted Drawing Reference
Proposed Site Plan	PL 100	PL 100 Rev A
Proposed Basement Floor Plan	PL 102	PL 102 Rev A
Proposed Ground Floor Plan	PL 101	PL 101 Rev A
Proposed Roof Plan	PL 103	PL 103 Rev A
Proposed Front and Rear Elevations	PL 300	PL 300 Rev A
Proposed Side Elevation	PL 301	PL 301 Rev A
Proposed Section B-B and C-C	PL 201	PL 201 Rev A
Proposed Section D-D	was not part of the submission	PL 202 Rev A
Trees Proposed to be Removed	PL 101A	included in PL 101 Rev A

Further to the above drawings, the following documents are also enclosed:

- Completed Application forms; and
- Completed CIL Questions form.

In addition, I confirm that £234, which is the requisite fee for determining this application, will be paid over the phone directly to the Camden Council.

a. Application Proposal

Planning permission (LPA ref: 2016/0231/P) was granted on 22nd December 2016 for the enlargement of the existing basement, erection of rear extension and formation of the lightwells at the front and rear. The works to implement this consent have not begun. This proposal includes minor external alterations to the previously approved rear extension. Each of the alterations is discussed in turn below.

External alterations

- Infilling the link between the kitchen and the hallway on the ground floor to create storage/pantry and part infilling of the lightwell on the lower ground floor to increase the floorspace of the study. The infill and the previously approved rear extension will be built in brick to match the existing; and
- Providing a white timber window to the storage/pantry on the ground floor.

Internal alterations

The minor external alterations to the rear will result in the change to the size and internal arrangement of the flat. This will improve the quality of the proposed accommodation. The proposed changes to the floorspace are set out in the table below.

Size of the approved flat	Size of the proposed flat
306.8 m ²	311 m ²

For clarification, no changes are proposed at the front of the property. Similarly, there would be no increase in the size of the approved basement. For ease of reference, the Proposed Rear Elevation (Ref: PL 300 Rev A) drawing shows the outline of the rear extension as is currently approved (LPA ref: 2016/0231/P).

b. Planning Policy

Since the approval of the planning application (LPA ref: 2016/0231/P), LB Camden has adopted their Local Plan (CLP) (3rd July 2017). In light of this, when assessing the merits of these minor amendments, regard has been given to the adopted policy.

c. Planning Considerations

The key planning issues to be considered are:

- Design;
- Impact on the Conservation Area; and
- Quality of accommodation.

Each are discussed in turn below.

Design

With regard to the design of the extension, the delegated report states the following in paragraph 2.10.:

“2.10. [...] The extension is modest in size and would not overwhelm the rear elevation of the property.”

The proposed infill will be 1.7m wide. It will fill in the void between the two rear extensions, which currently exists at present. As such, it is considered that the rear extension will remain subservient to the main building. Therefore, the proposed changes to the design of the rear extension will accord with Policy D1 of the Camden Local Plan and Camden Planning Guidance.

Impact on the Conservation Area

With regard to the impact on the Conservation Area, all changes proposed as part of this application are contained to the rear. They will not have any impact on the streetscene. Furthermore, the proposed brick and white timber materials are commonly used in the Redington and Frognal Conservation Area. It is therefore considered that the proposed changes would not have any impact on the appearance or character of the Conservation Area. As such, the proposed development accords with Policies D1 and D2 of the CLP and Camden Planning Guidance.

Quality of accommodation

With regard to the quality of accommodation, the delegated report states the following in paragraph 2.13.:

“2.13. [...] All rooms will have adequate head room and daylight/outlook. In this regard, the proposal is considered acceptable.”

The rear lower ground floor bedroom has now been relocated to the ground floor, in place of the previously approved study. This ensures that all bedrooms will benefit from good levels of daylight and sunlight, and will have a good outlook. As such, the proposed changes to the internal arrangement of the lower ground and ground floors will allow for the more efficient use of the space and better quality of accommodation. The proposed flat will meet the Nationally Described Space Standards. It is therefore considered that the proposed development accords with Policies H6, A1 and D1 of the CLP.

d. CIL

The floorspace of the approved flat has been marginally increased as a result of the changes to the rear. The CIL form has been completed with the updated GIA calculations and forms part of this submission. The applicant is committed to agreeing the appropriate CIL charge.

e. Conclusions

In summary, this application seeks to make minor material amendments to the planning permission (LPA ref: 2016/0231/P) to improve the quality of accommodation of the ground floor and lower ground floor flat. The proposal would improve the consented scheme and will be in accordance with the London Plan and Local Plan policies and guidance.

I trust the enclosed documentation provides you with sufficient information to provide a considered view on these proposals and should you require anything further please do not hesitate to contact me.

Yours faithfully,

Viktorija Saveca
Senior Planner

cc. Mr Vipul Panchal

Encl.