

Regeneration and Planning  
Culture and Environment  
London Borough of Camden  
5 Pancras Square  
London

28<sup>th</sup> February 2018

Dear Sir/Madam

**10 Hampstead Square, London NW3 1AB**  
**Application for Minor Material Amendments**

I am writing to seek your approval in respect of alterations proposed at the above property which differ from those shown on approved drawings.

Planning permission was granted on 27<sup>th</sup> October 2016 (2016/4186/P) for:

*Replacement and enlargement of existing garage and replacement of existing timber boundary fence with brick wall structure.*

It is now proposed to make an amendment that is considered to be a Minor Material Amendment to the scheme as previously approved.

Following confirmation by Camden Council's Highways Department that the boundary of the property is not as extensive as previously thought, it will no longer be possible to construct wide enough foundations for the planned brick wall.

It is therefore now necessary to seek permission for an alternative replacement to the timber fence.

**Proposed Minor Material Amendments**

It is proposed instead that the existing timber panel fence be replaced by a new timber panel fence to be no higher than 2.1m at its highest point.

In accordance with the Planning Practice Guidance section '*Flexible options for planning permissions*' the recommended route for dealing with minor material amendments after permission has been granted is through a S.73 application, which allows changes to conditions.

The guidance advises that an application for minor material amendments can be made through a S.73 application to change a condition listing approved plans. The guidance advises that local authorities should impose a condition listing approved plans on permissions as it would facilitate the use of S.73 to make minor material amendments.

As such, in addition to this covering statement please find enclosed the following;

- A copy of the appropriate application form;
- A Site Location Plan;
- Relevant approved drawings for planning permission reference 2016/4186/P;
- Relevant replacement drawings that demonstrate the proposed amendments;

### **Background to this Submission**

The proposed amendment is to replace the existing timber fence with a new timber fence to be no taller than the highest point of the existing. This follows advice from the Council that part of the strip of land at the boundary of the property falls within the Council's ownership and that, despite planning permission having been granted over this land, a stopping-up order would need to be applied for in Court in order for the scheme to proceed. The Council has advised that there is no guarantee that it would submit such an application to the Courts so a decision has been made not to proceed any further with this.

As the existing fence is dilapidated and beyond repair it is considered that the best solution now would be to replace this with a new timber panel fence of sturdier construction than the existing.

Following measurements taken on site, the highest point of the fence is 2.1m and the lowest is around 1.9m. The discrepancy in height is due partly to the local topology and partly because the fence is leaning over in places due to its current state of repair. It is therefore proposed that the total height of the replacement fence should not exceed 2.1m at any single point. It is likely, given the slope of the land, that the height will diminish as the fence reaches the location of the garage.

The existing fence, erected in the early 1970s, is of feather edge construction with panels 1.82m high and up to 3m wide, set above 15cm gravel boards. There are oak timber posts between each panel.

Whilst a feather edge replacement would be possible, a more solid and visually pleasing alternative is proposed. This would be constructed from softwood using an interlocking grooved board system.

### **Proposed Alterations**

Condition 3 of the current planning permission states that:

*The development hereby permitted shall be carried out in accordance with the following approved plans HS-SC-01, HS-SC-02, HS-SC-03, HS-SC-04, HS-SC-05, HS-SC-06, HS-SC-07, HS-SC-08, HS-SC-09, HS-SC-10, HS-SC-11, HS-SC-12, CB/16/SC, SAV/10HMQ/AIM/01, Design & Access Statement.*

As such, it is **proposed to amend Condition 3** in order to replace those drawings that reflect the changes that have been proposed to the approved scheme.

Specifically, the following drawings will be replaced:

<b><i>Drawing Title</i></b>	<b><i>Approved Reference</i></b>	<b><i>Proposed Replacement Reference</i></b>
<i>Proposed Roof Plan</i>	HS-SC-06	HS-MH-06
<i>Proposed Front Elevation</i>	HS-SC-07	HS-MH-07
<i>Proposed Boundary Wall Detail</i>	HS-SC-12	HS-MH-12

An additional drawing, HS-MH-13 shows an overall visual impression of how the new timber fence might look as part of the streetscape.

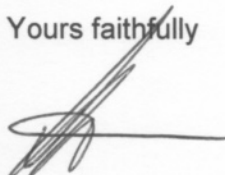
### **Summary**

The need for this amendment was unforeseen and arises only as a result of information provided by Camden Council's Highways department subsequent to the original submission and approval of the existing scheme.

Fortunately the previously permitted replacement of the garage is unaffected and will be able to proceed as planned.

I trust that everything is in order. Should you need to discuss this application further, please do not hesitate to contact me.

Yours faithfully



Guy Wingate

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