

**Non-Material Amendment Application 2018 for Regal Offices LLP, 4-5 Coleridge Gardens,  
London NW6 3QH**

**19<sup>th</sup> March 2018**

**Project No. 139**

A non-material amendment of planning application 2014/2762/P is sought to adjust external openings to suit an amended internal layout of 4-5 Coleridge Gardens to make it more efficient for the client. Outlined below is a summary of the existing approved planning application 2014/2762/P and subsequent applications that relate to this.

**Planning Application 2014/2762/P**

Permission was granted 28<sup>th</sup> October 2014 to “raise the eaves of the existing building to create useable floor space at second floor level and form a green barrel roof to the northernmost section of building and construction of an extension over and behind the front elevation to the southernmost element to adjoin the new barrel roof”. The approved proposal also included replacing/extending the single and two storey rear section of building.

**Application for Approval of Details, 2016/4386/P**

Condition 4 of the planning application 2014/2762/P required manufacturer’s specification details of all facing materials and samples to be submitted. The condition was discharged 21<sup>st</sup> December 2016 to use the following facing materials:

- Bricks for new wall areas:  
Ibstock Hardwicke Minster Beckstone mixture  
Feature brick course: Wienerberger Ashley Red Multi
- Copings, fascias and small area of standing seam metal cladding:  
VM Zinc Quartz zinc
- Windows:  
Fire rated windows on gable aligned on plot boundary: SAPA Thermo 74;  
Standard windows top hung (North elevation): SAPA Crown system;  
Side sliding windows (South elevation): SAPA Dualslide, aluminium frame, double glazed.  
All to be RAL 7012
- Glass fin window screens:  
Laminated glass translucent fins mounted at 45 degrees across face of second floor windows:  
Levolux 9000 Vertical glass fin system, laminated 4mm glass with 1.5 Vanceva Arctic Snow diffuser interlayer
- Timber wall cladding to roof level extension:  
Board on board square edged vertical laid Kebony Character Scots Pine
- Green roof finish to barrel and flat roof:  
Extensive Bauder sedum green roof, XF301

**Application for removal or variation of a condition following grant of planning permission,  
2016/6935/P**

Permission was sought in December 2016 to vary approved drawings 139PL104A, 139PI105 and 139PI107C to cover the addition of the external escape stair. The stair is positioned in the existing courtyard on the southwest corner of the site and screened to the south side with vertical timber boarding to prevent overlooking. An image of the proposed timber material to be used was submitted with the application. Permission was granted 8<sup>th</sup> June 2017.

### **Current Application for a Non-Material Amendment**

Permission is sought to make minor changes as follows:

- Relocate toilets to the new west extension meaning new smaller windows in the west elevation. These will be obscured to avoid overlooking.
- Relocate the external staircase closer to the existing building. It is no longer required as a means of escape so it will be smaller than application 2016/6935/P.
- Additional rooflights in the west end of the barrel roof to allow more light into the office space on the second floor which is to be a full length open plan office.
- Minor window amendments on the north elevation to suit an amended internal layout.

The external finishes are all to be as approved 8<sup>th</sup> June 2017, application no. 2016/6935/P.