

PLANNING STATEMENT

82 COMPAYNE GARDENS, NW6 3RU, WEST HAMPSTEAD



Figure 1. Location Plan



Figure 2. Aerial view

This is a Non-Material Amendment Application following granting of planning permission No. 2017/4519/P on the 27th of April 2018. The approved application proposed basement excavation works to create 3 x 2 bed residential units (C3) at lower ground floor level with associated lightwells to the front and side; restoration of architectural detailing on all elevations; retention and alterations to 11 existing residential units including addition of mezzanines to all first floor studio flats (C3); enlargement of existing crown roof and installation of rear dormer to create 1 x 2 bed residential unit (C3) at third floor level and reinstatement of turret to front with associated roof terrace.

This application seeks approval for some non-material amendments to the approved plans. The changes are summarised below.

- Repositioning of approved windows and addition of new, as per the elevations RevA_P16, RevA_P18, RevA_P20, RevA_P22.
- Change of style of the side elevation windows from casement to sash windows with glazing bar and design to match the existing windows of that side. This excludes the design of the windows in the line of the tower that remain unchanged.
- Alteration of the access to the two flats of the rear extension.

Submitted along with this application are also amended floor plans that reflect some internal changes. These changes are deemed as not requiring planning consent based on the pre-app response we have had (*"As discussed on site, only those works which affect the external appearance of the building would require planning permission. As such, the proposed works to the main staircase and the installation of the lift would not require permission"*) and are included in the application only for clarity.

- Garden floor - The internal layout of the two rear extension flats has been changed following the moving of the entrance doors at the rear. The change of access allows the re-planning of the junction of the rear extension and main building to provide better room sizes on both flat 1 and 1A.
- Ground floor - Similar to the above after moving the entrance of flat 14 to the rear the junction between rear extension and main building has been altered to provide better rooms. Flat 2 has incorporated some of the space that has been freed by the reduction of the main staircase core area.
- First floor and gallery - The new stair requires only two flights of steps which permits the access to the flats to be altered and some improved layouts to be achieved. Some party walls between flats have moved but the areas of the flats remain practically unchanged to the approved ones. Also for reasons of fire regulations the kitchens have been moved on the gallery and the bedrooms on the entrance level.
- Second floor - The layout of the flats is rationalised by straightening the party wall between flat 8 and flat 11. The wall in between flat 9 and 10 has also been straightened and slightly moved for structural reasons, as it is a load bearing timber stud wall which has been found to be sitting on a floor joist instead of the brick wall below. The internal layout of the two rear gallery flats has been changed to meet building regulations; flat 10's entrance has been moved and the extended hallway has been incorporated to flat 11, both to provide lobbies.
- Third floor - As stated on the Design and Access Statement of our planning application we aimed to set the galleries of flats 10 and 11 back from the rear windows to improve both their external and the internal appearance. The galleries now span from east to west

and this has increased the area of the flats, bringing them closer to the housing standards. Similarly to flat 2 on the ground floor, flat 12 incorporates the unused space of the landing area.

All changes are in line with policy DP24 for high quality design and aim to deliver better space that provides healthy and safe living. The external changes respect the character and heritage value of the conservation area as well as the architect's original intentions and form an improvement to both the existing and approved situation.