

SUPPORTING STATEMENT FOR MINOR MATERIAL AMENDMENT TO APPLICATION REF: 2014/2811/P
(As previously amended in application ref: 2017/5946P)



18 LANCASTER GROVE
LONDON
NW3 4PB



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INTRODUCTION

This statement is written to be read with the submitted drawings for the minor material amendment (MMA) revisions to application 2014/2811/P (as amended in approved application 2017/5946/P).

The changes that are sought in this application are:

Alterations to the front of the property to;

- Remove front hipped roofs to each side bay and replace with a lead flat -topped parapet.
- Remove central pediment to central bay section of building.
- Remove neo-classical detailing to central bay as it is no longer in keeping with the building.
- Use of Brickwork instead of natural stone on central bay to the building.

There are no other changes proposed to the approved scheme (application reference: 2017/5946/P) other than those listed above. All other elements of the approved scheme are in fact now fully constructed on site in accordance with the approved drawings. There are images of the partially implemented scheme later in this document.

We are aware that there has been a previous application detailing some similar changes to those sought now with the local authority (application reference 2017/4514/P). This application was withdrawn prior to decision and the alterations now sought were omitted from the revised application (application reference 2017/5946/P). That revised application is now approved (24 May 2018).

We do now feel that the building has somewhat of an incoherence as a whole, with the back being far more architecturally refined than the front and as such seek to make these final alterations as proposed to finalise the amendments to the project at this site.

We would like it noted for the record at this point that the current constructed form is in keeping with the extant permission 2017/5946/P and if this MMA application is not successful, following an appeal process, the hipped roofs and central pediment will be constructed in accordance with this approved scheme (see central front elevation image to the right).

The current partially constructed scheme resembles in mass this MMA proposal as the central as the building is constructed and watertight. Until this application is decided, each side bay is lead topped (which would be removed in place of a hipped roof) and the central bay is currently not clad.

We do not believe that these changes can be considered controversial and simply seek to provide a building that has a continuity within itself as well as a relationship to it's surroundings as detailed in the remainder of this statement.

As the local authority is aware there has been a series of MMA applications in light of the new ownership of the building and the want of the applicant to achieve a slightly varied design to the extant approval.

The images to the right are of the front elevation of the application as originally approved (drawing by previous architects), as amended by the most recent MMA approval and as now proposed in this MMA application. We believe the current proposal is a minor material amendment to the original.

On the following pages and throughout this statement we have gone into some detail as to why we believe this final Minor Material Amendment application is justified and hope that the local authority acts in a pro-active manor to encourage the completion of this development with the proposed design.



As approved front elevation - 2014/2811/P



As approved front elevation as Minor Material Amendment - 2017/5946/P



As proposed front elevation in current application

SURROUNDING CONTEXT - ANALYSIS

In order that our proposal is fully understood and assessed, we have completed an extensive street analysis of Lancaster Grove as well as the surrounding streets, Strathray Gardens and Eton Avenue as these form part of the 'triangle' on which our site sits.

The streets of Lancaster Grove, Eton Avenue and Strathray Gardens and the various streets in this part of NW3 are predominantly made up of Victorian Villas, or Victorian terraced houses.

In our surrounding area, as shown on the following images page the only properties that really break away from this are on the south side of Lancaster grove where our site is located.

The houses to Eton Avenue, Strathray Gardens and Lancaster Grove (North side) are on the whole large and imposing Victorian houses / mansion blocks.

In line with this, the majority of these properties display traditional Victorian features such as pitched roofs and gable ends. Also, projecting bays/windows (often with flat roof and parapet tops) and dormer windows make many appearances.

There are in fact only two examples in the whole area studied where a hipped roof is present on a Victorian property, and these are small additions as identified with coloured squares on the previous page.

The suggestion that a hipped roof is a traditional Victorian feature can and should not be a reference point in assessing this application, as it is traditional for Victorian properties to have gable fronts to projections through the eaves line or parapet walls with flat roofs behind and dormer projections - not hipped additions.

The images on this on the previous page show clearly that the hipped roof is not a characteristic of this area.

Hipped roof additions are very much part of the arts and crafts movement which will be further discussed in the immediate context section that follows but not typical of the area nor the Victorian style seen in the majority of the surrounding area.

