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Date 29 August 2018
Our ref 1658.003.SA
Your ref 2017/6643/P & 2018/1667/P

Dear Sir/Madam,

London Borough of Camden: Application for Minor Material Amendments to Planning Permission (ref. 2017/6643/P) and (ref. 2018/1667/P) at 1-11A Swain's Lane & 109-110 Highgate West Hill, London N6 6QX

On behalf of our client, Swains Lane Ltd, please find enclosed a Minor Material Amendment Section 73 application (Section 73 application) to vary condition 1 of planning permission 2017/6643/P to substitute approved plans and condition 3a of planning permission 2018/1667/P to substitute discharged window details.

This application comprises the following documents:

- 1 Completed application form, Certificate B and Agricultural Land Declaration (via planning portal)
- 2 Copy of Planning Permission ref: 2017/6643/P
- 3 Site Location Plan ref: SWL_PL_0.1
- 4 Application Drawings (see Appendix 1)

A payment of £195 to cover the Council's application fee has been made via BACS over the phone.

Pre-application advice

Pre-application discussions have been had with Jonathan McClue in advance of this submission. Jonathan McClue confirmed via email (dated 16 August 2018) that the proposed amendments to the West Building residential entrance are acceptable in principle and could be dealt with by way of a Minor Material Amendment (Section 73 application).

Pre-application discussions have been had with Charles Rose in advance of this application. Charles Rose confirmed via email (dated 7 August 2018) that the change to Secco bronze windows is acceptable.

Background

Consent was originally obtained in February 2015 for the *"Erection of a part 2 / part 3 storey (above part basement level) building comprising 5 retail units (Classes A1/A2/A3) and 7*

residential units (Class C3) on upper floors; and a 3 storey building comprising 3 retail units (Classes A1/A2/A3) and 5 residential units (Class C3) on upper floors; with associated car parking; landscaping and works to the public realm (following the demolition of existing buildings)".

The previous owner (The Earl of Listowel) sold the site and Noble House Properties (NHP) took ownership on 9 September 2016. NHP has instructed Tasou Associates architects to deal with matters of post determination (such as these minor material amendments) with the Council.

Condition 1 ('approved drawings') of the approved planning permission (ref. 2017/6643/P) states:

"The development hereby permitted shall be carried out in accordance with the following approved plans: SWL/PL/0.1; /1.0; /1.1; /1.2; /2.1; /2.2; /2.3; /2.4; /3.1; /3.2; /4.1; /4.2; /10.0 rev B; /10.1 rev B; (GA-)001-003; 004 Rev A; 005; 101 Rev A; 103 Rev A; 201-202 Rev A; 203; 204 (Proposed Elevations East Building North & West); 204 (Proposed Street Elevation South,...[other submission documents listed]..."

Discharged condition 3a of planning permission (ref. 2018/1667/P) states:

"Drawings have been submitted indicating all window types in elevation and additional jamb/head/sill details of all types. These details have been considered acceptable as they maintain the high quality design integrity of the scheme and preserve the character and appearance of the conservation area.

Proposed Minor Material Amendment

This current application seeks to amend Condition 1 (ref. 2017/6643/P) to enable the substitution of new planning drawings to make minor material amendments to the approved scheme which include:

Revised West Building residential entrance which previous featured a timber design revised to a chamfered copper reveal to a bronze entrance door which borrows the architectural language from second floor.

And condition 3a (ref. 2018/1667/P):

The previously approved 'Architectural Bronze' windows on first floor are changed to 'Secco OS2 65' units.

In addition, elevation drawings of East Building west elevation and West Building east elevation have been submitted which show the first floor windows revised from openable to fixed flush windows as previously approved by Johnathan McClue via email (05 June 2018).

In accordance with this it is requested that the wording of Condition 1 is amended to:

"The development hereby permitted shall be carried out in accordance with the following approved plans: SWL/PL/0.1; /1.0; /1.1; /1.2; /2.1; /2.2; /2.3; /2.4; /3.1; /3.2; /4.1; /4.2; /10.0 rev B; /10.1 rev B; (GA-)001-003; 004 Rev A; 005; 101 Rev A; 103 Rev A; ~~201-202 Rev A~~ 201-201 Rev C; 203; ~~204 (Proposed Elevations East Building North & West)~~ 204 Rev B (Proposed Elevations East Building North & West); 204 (Proposed Street Elevation South,...[other submission documents listed]..."

Summary

We trust that you have all the information you require to validate and determine this application. In the meantime, please do not hesitate to contact me should you wish to discuss these applications.

Yours sincerely

Sam Ashdown
Architectural Assistant

Appendix 1: Application Drawings

Submitted Planning Drawing Title	Plan Reference	To Substitute
Proposed Elevations – West Building – West & South	GA-201 Rev C	GA-201 Rev B
Proposed Elevations – West Building – East & North	GA-202 Rev C	GA-202 Rev B
Proposed Elevations – East Building – North & West	GA-204 Rev B	GA-204 Rev A
West Building Residential Entrance Comparisons	SK-001	/
Window Jamb Details	DWS-09 Rev A	DWS-09
Typical Stone Fascia/Sill Details	DD-111 Rev B	DD-111 Rev A
Parapet/Coping/Bronze Window Head Detail – East Building	DD-126 Rev B	DD-126 Rev A
Window Technical Data Sheets	Secco OS2 65 Technical Drawing.	Architectural Bronze Casements Slimline Door, Thermabronze and Bronze Finishes Data Sheets.