

VARIATION OF CONDITION STATEMENT

ON BEHALF OF

ARIA CONSTRUCTION MANAGEMENT LTD.

APPLICATION FOR VARIATION OF CONDITION TO APPROVED

APPLICATIONS 2008/0661/P AND 2017/4294/P

FOR PROPOSALS AT

HEATH HOUSE

NORTH END WAY,
HAMPSTEAD, NW3 7ET

OCTOBER 2018

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1.0 INTRODUCTION

1.1 DESCRIPTION OF APPLICATION

This application for a Variation of Condition is submitted to Camden Council in respect of previously approved application 2008/0661/P and an associated approved NMA application 2017/4294/P. The amendments are summarised as such:

Replacement Condition 11 (2017/4294/P)

- **Correct** the title and date of Approved document 'Design and Access Statement', dated Dec 2017, to 'Design and Energy Statement', dated June 2018.
- **Remove** Approved Document 'EcoHomes Design Stage Pre-Assessment', dated 15.01.08
- **Remove** Approved Document 'Preliminary Energy Study', dated 15.01.08
- **Remove** Approved Document 'Letter from Southfacing', dated 04.07.08
- **Replace** removed documents listed above with 'BREEAM Domestic Refurbishment (2014) Design Stage Pre-Assessment and Energy Report', dated September 2018

1.2 INFORMATION SUBMITTED

The following information is submitted with this application:

- Variation of Condition, dated September 2018 (this statement)
- Design and Energy Statement, dated December 2017 (previously approved but dated / titled incorrectly)
- Design and Energy Statement, dated June 2018
- BREEAM Domestic Refurbishment (2014) Design Stage Pre-Assessment and Energy Report with Appendices, dated September 2018

All of the documents listed above have been produced by Clive Chapman Architects and the contents of this Variation of Condition Statement should be read in conjunction with those documents.

2.0 DESIGN AND ENERGY STATEMENT

Within Replacement Condition 11 of the Decision Notice for application 2017/4294/P, the approved document 'Design and Access Statement, dated Dec 2017' is listed. That report was actually titled 'Design and Energy Statement' and, whilst the date shown on the report was December 2017, it was submitted in June 2018 – as a revised document to the original application. The timeline of the various submissions of revised statements is detailed below:

- 19.06.2017: 'HH-Design and Access Statement' submitted via Planning Portal
- 20.12.2017: 'DAS Dec 2017' revised statement submitted by email
- 27.06.2018: 'DAS June 2018' further revised statement submitted by email (dated incorrectly within the report as December 2017 – refer to Appendix I for relevant email)

Within Replacement Condition 11, the approved document should be listed as 'Design and Energy Statement, dated June 2018'. This document is attached – the contents are unchanged from the approved document – also refer to Appendix I.

3.0 ENERGY

3.1 INTRODUCTION

The previously approved proposals for Heath House (2008/0661/P), which were amended by way of an approved NMA application in 2017 (2017/4294/P), included provision for an EcoHomes assessment and particular energy requirements, including the use of CHP. Since this approval was granted, the EcoHomes scheme has subsequently been retired and projects can no longer be assessed against its criteria. In addition, the 2017 amendments to the scheme (2017/4294/P), including a significant reduction in floor area and loss of a swimming pool, have meant that a review of the energy proposals is required to ensure that they are still appropriate and viable. This review, the outcomes and energy proposals are discussed in detail within the 'BREEAM Domestic Refurbishment (2014) Design Stage Pre-Assessment and Energy Report', which is submitted as a supporting document to this application.

4.0 DEED OF VARIATION

The Applicant and their consultant team acknowledge that the contents of this Variation of Condition application have a direct impact on the S106 Agreement, which forms part of approval 2008/0661/P. It is understood that the provision for energy requirements are formally written into the S106 agreement and, subject to any approval pertaining to this NMA application, the S106 will need to be revised by means of a Deed of Variation, as advised by Case Officer, Charles Thuairé.

5.0 SUMMARY

It is hoped that that the contents of this statement, as well as of those documents submitted and listed under section 1.2 of this statement, demonstrate compliance with current best practice for works to a Listed building, in respect of the provision to meet appropriate energy requirements.

6.0 APPENDIX I

Email dated 27th June 2018 from Katie Wilmot (Clive Chapman Architects) to Charles Thuairé and Charles Rose (Camden Council).

Katie Wilmot

From: Katie Wilmot <katie@ccar.co.uk>
Sent: 27 June 2018 10:19
To: Rose, Charles; Thuaire, Charles
Cc: [REDACTED]
Subject: HH - Heath House Applications NMA LBC and FUL
Attachments: [HH - DAS June 2018.pdf](#); HH-1017-AP_01K Proposed South Elevation.pdf; HH-1017-AP_02L Proposed North Elevation.pdf; HH-1017-AP_03K Proposed West Elevation.pdf; HH-1017-AP_04D Proposed East Elevation.pdf; HH-1017-AP_06J Proposed Lower Ground Floor Plan GDI.pdf; HH-1017-AP_07J Proposed Ground Floor Plan GDI.pdf; Heath House - CCA 2018 Planning PL01.pdf

Charles and Charlie,

2017/4292/P and 2017/4143/L (NMA and LBC)

Further to our meeting with Charlie last week, we have made some amendments to the submitted drawings (application ref: 2017/4294/P and 2017/4143/L) to show the following:

- 1 no. access door from lower ground reception to garden (instead of 3no. as previously shown)

In addition to the above, we have reverted to the previously approved scheme to retain two 'false windows', one of the north and one to the south elevation of the proposed extension. This is as per the previous approval but in the NMA application we had previously shown these instated as full windows. We assume this reversion is not contentious.

The following revised information is submitted to demonstrate the above amendments:

- [HH-DAS June 2018 - Design and Energy Statement \(June 2018, Revision A\)](#)
- HH-1017-AP_01K - Proposed South Elevation (Revision K)
- HH-1017-AP_02L - Proposed North Elevation (Revision L)
- HH-1017-AP_03K - Proposed West Elevation (Revision K)
- HH-1017-AP_04D - Proposed East Elevation (Revision D)
- HH-1017-AP_06J - Proposed Lower Ground Floor Plan (Revision J)
- HH-1017-AP_07J - Proposed Ground Floor Plan (Revision J)

For ease of reference, I also include a full drawing register, to confirm the drawings that form this application - trust this is helpful.

2017/7075/P and 2018/0397/L (FULL and LBC)

With reference to the above application, which included provision for a swimming pool in the lower ground floor, we confirm on behalf of the Applicant, that we wish to withdraw this application.

We would be grateful if you could confirm receipt of this e-mail and provide a timescale for determining the NMA Application.

Regards,

Katie Wilmot

Associate

CLIVE CHAPMAN

A R C H I T E C T S

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