

Ko Architects

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For the attention of

London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London Wc1H 9JE

2 Dec 2018

Dear Sirs

Non-Material Amendment to Ref: 2016/2661/P

Site address: 40-42 Mill Lane, London NW6 1NR

Ko Architects is acting as agent on behalf of the current sole owner – Residall Property Limited to submit this non-material amendment to the approved scheme, Ref: 2016/2661/P for the followings: -

- To change the internal layout plans of first and second floors to suit the existing structure condition;
- To have minor amendment of the roof details for correcting the conflict between the approved roof plan and the approved elevations;
- To add a new automatic opening vent (AOV) to the rear pitch roof of no.40 for complying with the latest building regulations requirements;
- To change the approved soldier course brick lintel to the skew brick lintel at the rear new openings; which will match with the existing;
- To retain two existing rear window openings at the first floor of No.40. with new replacement double glazed painted timber sash windows.

We have been instructed by Residall Property Limited to produce the construction information to implement the approved scheme: -

- Ref: 2016/2661/P; Convert ancillary accommodation to existing Class A4 use at 1st & 2nd floors to create 3 x 1-bed and 2 x 2- bed flats with roof and second floor rear extension, associated alterations and retain existing public house (Use Class A4) at basement and ground floors;
- Ref: 2018/0072/P; Details pursuant to conditions 4 and 5 (enhanced sound insulation), 6 (Photovoltaic cells), 7 (Cycle storage) and 9 (Waste storage) of planning permission ref: 2016/2661/P (dated 6th Dec 2016) for the conversion of 1st and 2nd floors to 5 flats (abbrev).

Reasons of non-material amendment

1. To change the internal layout plans of first and second floors

A detail existing building survey was carried out by Interlock Surveys Limited, see the attached. Subsequently, the structure engineer from Halstead Ltd carried out the structure investigation to identify the existing structures.

The result of the above findings shows the below:

- a. The geometry of existing building plans is different from the approved scheme;
- b. The existing steel beams and supporting columns at the ground floor are not line up with the approved layout plans;

To retain the existing structure and conditions of the pub at the ground floor level, the changing of the proposed layout plans at the first and second floors is required; see the drawings no. 480-A10 to A12 (Proposed Plans)

and 480-A04 & A05 (Proposed Section AA & BB). The revised layout plans have no impact to the approved scheme for creating 3 x 1-bed and 2 x 2-bed flats and have no impact to the approved elevations either.

2. Minor Amendment of the roof details for correcting the conflict between the approved roof plan and the approved elevations

The approved front elevation drawing 2100B shows the parapet wall and chimney appeared between no.40 and no.42. However, there is no chimney show on the approved roof plan drawing 2004B. According to the structure engineer, it is an inappropriate design of parapet wall and chimney as all the existing supporting structure from the below will be removed. Therefore, this minor amendment of the roof details is essential for the structure design; see the drawings 480-A01, A02 & A13; in particular for keeping the existing ground floor structure and its internal conditions.

3. To add a new automatic opening vent (AOV) to the rear pitch roof for complying with the building regulation requirement part B

According to the latest building regulation requirements, the building has a single communal stair will require to have an automatic opening vent at the highest point of the communal staircase; see the drawing 480-A03.

4. To change the approved soldier course brick lintel to the skew brick lintel at the rear new openings; to match with the existing

The approved square brick lintels to the rear new openings do not match with the existing, therefore we proposed to have a matching one – skew brick lintel; see the details on the drawing 480-A03.

5. To retain the existing rear window openings at the first floor of no.40 with new replacement double glazed painted timber sash windows

The revised proposed first floor plan layout will allow the retention of the existing rear window openings at the first floor of no.40. The proposal is to retain the existing openings with new double-glazed painted timber sash windows.

If you have any further enquiry, please do not hesitate to contact us.

We are looking forward to obtaining the planning permission on this non-material amendment.

Yours sincerely



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Director

BA (Hons) Architecture with 1st class, Dip Arch (Distinction), RIBA, ARB