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06/02/2019

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Planning Officer
Planning Department
London Borough of Camden
5 Pancras Square
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Dear Sofie

Land Adjacent to 42 Falkland Road, London, NW5 2PX; S73 Application Pursuant to Application 2016/6445/P Variation of condition 2 the development permitted shall be carried out in accordance with the following approved plans.

Introduction

This covering letter/planning statement accompanies an application for amendments under Section 73 of the Town and Country Planning Act 1990 to the 2014 Planning Permission for the above site made on behalf of my clients Le Soul Space 2 Ltd.

Application for Amendments to the planning permission dated (LPA ref 2016/6445/P) 'Demolition of existing garages and sub-station and erection of part 1 storey plus mansard and part 3 storey building, plus basement, to provide 6 x flats (4x2bed, 2x1bed) to vary condition 2

This application submission comprises:

- this covering letter;

- the relevant form for an application for the variation of a condition following grant of planning permission;
- a full set of drawings to supersede the existing drawings attached to condition 2 New Drawing nos:
 - Location Plan 12516-SPR-XX-AR-05-10-3_2;
 - Site Plan 12516-SPR-XX-AR-05-11-3_2;
 - 12516-SPR-XX-AR-15-10-3_2 Basement Plan;
 - 12516-SPR-XX-AR-15-11-3_2 Ground Floor Plan;
 - 12516-SPR-XX-AR-15-12-3_2 First Floor Plan;
 - 12516-SPR-XX-AR-15-13-3_2 Second Floor Plan;
 - 12516-SPR-XX-AR-15-14-3_2 Third Floor Plan;
 - 12516-SPR-XX-AR-15-15-3_1 Mezzanine;
 - 12516-SPR-XX-AR-15-16-3_1 Roof Plan ;
 - 12516-SPRXX-AR-20-10-3_2 Section AA;
 - 12516-SPR-XX-AR-20-11-3_2 Section BB;
 - 12516-SPR-XX-AR-20-12-3_2 Section CC;
 - 12516-SPR-XX-AR-20-13-3_2 Section DD;
 - 12516-SPRXX-AR-30-10-3_2 North Elevation – Front;
 - 12516-SPR-XX-AR-30-11-3_2 South Elevation – Rear;
 - 12516-SPR-XX-AR-30-12-3_2 East Elevation – Side;
- Retained drawings and supporting information (not attached): Design and Access Statement by Donald Shearer Architects dated 27/08/2014; Code for Sustainable Homes Pre Assessment by Donald Shearer Architects dated 29/08/2014; Basement Impact Assessment by Site Analytical Services Ltd Dated Dec 2013; 9540-001-rmb Structural Engineer’s Comments on the Basement Structure - November 2016 by Gurney; Lifetime Homes Statement by Donald Shearer Ltd dated 29/08/2013; Daylight Sunlight report by GVA dated 20/08/2014’

Background

On 27 October 2015 permission (ref 2014/5539/P) was granted for:

Demolition of existing garages and sub-station and erection of part 1 storey plus mansard and part 3 storey building, plus basement, to provide 6 x flats (3x2bed, 2x1bed and 1xstudio)

Drawing nos: Site Location Plan 1099-BA-100; 101;102;103;104;105; 106 Rev B; 107 Rev B; 108 Rev B; 109 Rev C; 110 Rev C; 111 Rev C; 112 Rev B; 113 Rev C; 114 Rev C; 115 Rev C; 116 Rev B; 117 Rev A; 118 Rev A; 119 Rev A; Design and Access Statement by Donald Shearer Architects dated 27/08/2014; Code for Sustainable Homes Pre Assessment by Donald Shearer Architects dated 29/08/2014; Basement Impact Assessment by Site Analytical Services Ltd Dated Dec 2013; Lifetime Homes Statement by Donald Shearer Ltd dated 29/08/2013; Daylight Sunlight report by GVA dated 20/08/2014

On 7th April 2017 permission (ref 2016/6445/P) was granted for:

Variation of condition 2 (approved plans) of planning permission reference 2014/5539/P dated 27/10/15 (for erection of part 1 storey plus mansard and part 3 storey building, plus basement, to provide 6 x flats) namely amendments to front garden, basement and internal layouts.

Drawing Nos: Site Location Plan 1099-BA-100; 12516-SPR-XX-AR-15-01-3_3 Basement GA; 12516-SPR-XX-AR-15-02-3_3 Ground Floor GA; 12516-SPR-XX-AR-15-03-3_3 First Floor GA; 12516-SPR-XX-AR-15-04-3_3 Second Floor GA; 12516-SPR-XX-AR-15-05-3_3 Third Floor GA; 12516-SPR-XX-AR-15-06-3_3 Roof Plan; 12516-SPR-XX-AR-20-01-3_3 Section AA; 12516-SPR-XX-AR-20-02-3_3 Section BB; 12516-SPR-XX-AR-20-03-3_3 Section CC; 12516-SPR-XX-AR-20-04-3_2 Section DD; 12516-SPR-XX-AR-30-01-3_2 North Elevation – Front; 12516-SPR-XX-AR-30-02-3_2 South Elevation – Rear; 12516-SPR-XX-AR-30-03-3_2 East Elevation – Side; Design and Access Statement by Donald Shearer Architects dated 27/08/2014; Code for Sustainable Homes Pre Assessment by Donald Shearer Architects dated 29/08/2014; Basement Impact Assessment by Site Analytical Services Ltd Dated Dec 2013; 9540-001-rmb Structural Engineer's Comments on the Basement Structure - November 2016 by Gurney; Lifetime Homes Statement by Donald Shearer Ltd dated 29/08/2013; Daylight Sunlight report by GVA dated 20/08/2014

The original consent (2014/5539/P) was subject to conditions and a s106 and the s73 (2016/6445/P) was subject to a revision to the s106 on 07/04/2017.

Proposals

The key elements of the proposed design amendments to the development are as follows:

- Erection of side extension at 2nd floor to provide an additional bedroom with new green roof at first floor.
- Erection of single storey glazed roof extension. This is to provide a better standard of space for future residents. There is precedent for this additional storey along Falkland Road as seen at numbers 20, 25, 35, 37, 39, 40 and 41 which all have mansard levels on their properties.
- Creation of front terrace at 3rd floor accessed from the mezzanine. This will provide positive outdoor space for future residents of Flat 4.
- Alterations to front/rear fenestration and Insertion of 4x new side windows at 2nd/3rd floor
- Erection of 2x rear single storey conservatories at ground floor. One to be used by Flat 2 and the other to be used by Flat 2A. This will provide a better standard of space and year long use for future residents.
- There will be obscured glazing to the windows on the eastern elevations to ensure there are no concerns of overlooking either to or from neighbours.

- Minor fenestration alterations in rear lightwells at basement level
- front basement lightwell moved away from side boundaries
- minor alterations to planters at ground floor

We are aware that if approved we will require a revision to the s106 agreement to reconcile the changes in the legal agreement.

The proposal also delivers an increase GIA floorspace and CIL forms will be provided with the revised figures.

We trust that you have everything required to validate this application. If you have any queries please contact Seema Manchanda on 07930313070.

Yours sincerely

Seema Manchanda

Director

Smart Urban Limited