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Regeneration and Planning
Culture and Environment
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Nigel Dexter
E: ndexter@savills.com
DL: +44 (0) 20 7420 6374
F: +44 (0) 20 7016 3769

33 Margaret Street
London W1G 0JD
T: +44 (0) 20 7499 8644
savills.com

Dear Sir/Madam

South Lodge, Heathside, NW3 1BL
Section 73 Application for Minor Material Amendment

On behalf of the applicants, Nick and Amanda Raphael, we seek your approval in respect of minor alterations proposed at the above property which differ from those shown on approved drawings.

Planning permission was granted on 30 August 2018 (Ref: 2018/2219/P) for:

External alterations including, replacement of existing rear extension at ground floor level, excavation works to create rear extension at basement level including lowering of existing basement floor level, alterations to fenestration at ground and second floor level, replacement of roof slates and replacement of railings at roof level.

Following the discharge of pre-commencement conditions, the approved development has been implemented through the demolition of the existing non-historic extension. Ongoing design development has now resulted in the proposal for a minor amendment to the appearance of the replacement extension compared to the previous approval, namely in regard to the material and glazing pattern to be used.

The approved development was also subject to a separate listed building consent (Ref: 2018/2472/L). A separate application for an amendment to that listed building consent in accordance with Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 has also been submitted (Planning Portal Ref: PP-07740043) and should be linked with this submission.

Proposed Minor Material Amendment

As the approved development has progressed through detailed design it has undergone revision in order to enhance the overall development and support the buildability of the scheme. Specifically:

- *Amended glazing to the approved rear extension to introduce sliding doors and bronze coloured aluminium frame in place of the previously approved bronze metal frames.*

Amendments are limited to the approved new extension and no alterations are proposed within the main historic building. Further details are provided within the submitted Design Development Note prepared by Greenway Architects.

In accordance with the Planning Practice Guidance section '*Flexible options for planning permissions*' the recommended route for dealing with minor material amendments after permission has been granted is through a S.73 application, which allows changes to conditions.

The guidance advises that an application for minor material amendments can be made through a S.73 application to change a condition listing approved plans. The guidance advises that local authorities should impose a condition listing approved plans on permissions as it would facilitate the use of S.73 to make minor material amendments.

As such, in addition to this covering statement the following documents are submitted;

- Completed application forms with necessary certificates;
- CIL Additional Information Form;
- A copy of the current planning permission reference: 2018/2219/P, to which these amendments relate;
- Site Location Plan;
- Relevant approved drawings from planning permission reference: 2018/2219/P;
- Relevant replacement drawings which demonstrate the proposed amendments;
- Additional views of the amended proposals; and
- Design Development Note, prepared by Greenway Architects.

The relevant application fee of £234 (plus £20 administrative fee) will be paid via the Planning Portal.

Proposed Alterations

Condition 3 of the current planning permission states that:

The development hereby permitted shall be carried out in accordance with the following approved plans: 1938 - 100; 1938 - 101; 1938 - 102; 1938 - 103; 1938 - 104; 1938 - 105; 1938 - 106; 1938 - 110; 1938 - 111; 1938 - 112; 1938 - 120; 1938 - 121; 1938 - 122; 1938 - 123. 1938 - 200; 1938 - 201; 1938 - 202; 1938 - 203; 1938 - 204; 1938 - 205; 1938 - 206; 1938 - 210; 1938 - 211; 1938 - 212; 1938 - 220; 1938 - 221; 1938 - 222; 1938 - 223, 1938-417, Planning Statement prepared by Savills dated May 2018, Design & Access Statement prepared by Greenway Architects, Heritage Appraisal prepared by KM Heritage dated May 2018, Arboricultural Assessment prepared by Landmark Trees dated 4/5/18, Basement Impact Assessment prepared by Site Analytical Services Ltd dated April 2018, Retaining Wall Calculations Elliott Wood, Construction Method Statement July 2018.

As such, it is **proposed to amend Condition 3** in order to replace those drawings that reflect the changes that have been proposed to the approved scheme.

Specifically, the following drawings will be replaced:

Drawing Title	Approved Reference	Proposed Reference	Replacement
Proposed Site Plan	1938 - 200	1938-600	
Proposed Ground Floor Plan	1938 - 201	1938-601	
Proposed First Floor Plan	1938 - 202	1938-602	

Proposed S-E and N-W Elevations	1938 - 210	1938-610
Proposed S-W Elevation	1938 - 211	1938-611
Proposed Sections C-C and D-D	1938 - 221	1938-621
Proposed Section E-E	1938 - 222	1938-622
Proposed Section F-F	1938 - 223	1938-623

Assessment of the Proposed Alteration

The proposed amendment simply reflects an opportunity identified during detail design work to simplify the actual working of the glazing and doors to the approved extension. The overall dimensions of the extension, the approved roof form and the connection between the extension and the historic building will not be changed.

The move from doors that open outwards to sliding doors allows for the removal of the vertical metal frames that were previously required between each pane of glass. Overall, this further lightens the appearance of the extension without altering the base and cap of the approved scheme.

The change from the previously approved bronze metal frames to a bronze coloured powder coated aluminium frames is also to enhance usability of the doors. As set out within the submitted design note, the lighter aluminium material will be easier to operate than the previously approved proposal.

In terms of the metal and its colouration, the frames will be unchanged from that previously approved.

Overall, this is a modest alteration that continues to respond and protect the quality of South Lodge as a listed building which simply enhances the usability of the extension.

It should be reiterated that no changes to the historic building itself have been proposed relative to the existing consent. This amendment is limited to the new extension only.

I trust that everything is in order. Should you need to discuss this application further, please do not hesitate to contact me as set out at the head of this letter.

Yours faithfully



Nigel Dexter
Associate