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Dear Sir/Madam

South Lodge, Heathside, NW3 1BL
Section 19 Application for Minor Material Amendment to a Listed Building Consent

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.

Listed building consent was granted on 30 August 2018 (Ref: 2018/2472/L) for:

Internal and 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, internal rearrangement at all levels, replacement of roof slates and replacement of railings at roof level.

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: 2018/2219/P). 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-07740000) 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 Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), where listed building consent has been granted subject to planning conditions it is possible to apply for the variation of any of those conditions. This therefore includes amending any condition on the

consent that sets out the schedule of approved drawings in order to allow minor amendments to the approved design.

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 listed building consent reference: 2018/2472/L, to which these amendments relate;
- Site Location Plan;
- Relevant approved drawings from listed building consent reference: 2018/2472/L;
- Relevant replacement drawings which demonstrate the proposed amendments;
- Additional views of the amended proposals; and
- Design Development Note, prepared by Greenway Architects.

Given that this application relates to a listed building consent, no fee is applicable to this submission.

Proposed Alterations

Condition 2 of the current listed building consent 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 2** 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