

[REDACTED]

22 March 2019

Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Via the Planning Portal under reference: PP-07726928

Dear Sir/Madam

246-248 KILBURN HIGH ROAD, LONDON, NW6 2BS – AMENDMENTS TO PLANNING PERMISSION REF: 2017/3206/P

Further to pre-application discussions, I write to submit an application to vary/remove conditions pursuant to planning permission ref: 2013/3856 under S73 of the Town and Country Planning Act, 1990.

The following amendments are sought:

Condition 2: Approved Plans

- Substitute drawings P1512_P_302, P1512_P_305 and P1512_P_306 with 7234-B/-08 Rev A, 7234-B/-09 Rev A and 7234-B/10 Rev A; and

Condition 16: M4 Building Regulations

- Vary to: All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4(2) with at least 10% designed and constructed in accordance with Building Regulations Part M4(3) adaptable. Block A common parts shall be designed and constructed in accordance with Building Regulations Part M4(1) and Block B common parts shall be designed and constructed in accordance with Building Regulations Part M4(2) [Insertion underline].

Substitute documents and plans have all been submitted via the Planning Portal.

D. Rose Planning LLP

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Context and Reason for the Amendments

Condition 2

A 355mm increase in height of Block B is proposed. No changes are proposed to the floorplans or to Block A. This increase is primarily due to the need to provide an extra 300mm freeboard as required by planning condition 6 for floodproofing purposes. A 55mm increase is required to allow for sufficient insulation depths in order to meet current building regulations.

The revised elevations have benefited from pre-application advice with comments received from the planning and design officers. The proposed elevations have been fully detailed in accordance with the drawings that they are intended to substitute and in response to feedback, the thickness of the horizontal banding has been reduced and lintels have reinstated above the apertures at ground and 5th floors.

The lift overrun has also increased in height by 575mm as a larger overrun (than shown on the approved elevations) is required for a lift travelling between 6 floors.

This application is supported by an updated Daylighting Impact Assessment. The report concludes that the development proposals will not create excessive reductions to the vertical sky component of existing windows or the location of the no sky line within the adjacent buildings. In addition, it further concludes that the results indicate there would be no meaningful alteration to the internal daylighting conditions in the proposed scheme compared to the existing consented scheme.

Condition 16

As shown on the approved floorplans, there is no lift proposed within Block A and nor is there scope to accommodate one without a reduction in the size of residential accommodation. Although, it is noted that condition 16 relates to 'units' rather than specific blocks, the common parts, or the development as a whole, additional wording is proposed to condition for increased clarity and precision.

Summary

The S73 proposals assist in the delivery of a residential development designed to a high quality and care has been taken in preparing the necessary revisions to minimise the extent of the alterations.

It is confirmed that the applicant would be willing to sign a deed of variation to the S106 agreement.

D. Rose Planning LLP



I look forward to officers' consideration of the application. However, if you have any queries, please do not hesitate to contact me as agent on behalf of the applicant on [REDACTED]

Yours sincerely

[REDACTED]

Daniel Rose MTCP (Hons) MRTPI
Partner
D. ROSE PLANNING LLP
For and on Behalf of Kilburn Developments Limited

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D. Rose Planning LLP

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