

**51 Fitzjohn's Avenue, London NW3 6PH**  
**Planning Approval 2113/7379/P dated 30<sup>th</sup> March 2015**

**Application for a Non-Material Amendment - Planning Statement**

During the excavation works to form the new apartments at Lower Ground Floor Level (as approved under the Planning Approval 2113/7379/P dated 30<sup>th</sup> March 2015) we have uncovered a number of structural problems which has meant that we have had to slightly change the layout of the Lower Ground Floor which in turn has meant a slight modification to the rear elevation of the building at both Ground and Lower Ground Floor Levels. In all other respects the works are being carried out strictly in accordance with the Planning Approval.

The main problem is associated with the existing underpinning of the very substantial structural walls within the centre of the building where the maximum finished floor to the underside of the ceiling is only around 2100mm. Obviously such a floor to ceiling height is not acceptable within an apartment and this has meant a slight reduction in the internal area of apartment No. 1. However, the resultant increase in the size of the central area and the omission of the Tank Room and Laundry Room has allowed us to provide a much larger central lobby and a large secure new cycle store, access to which will be much easier from the ground floor lobby and rear garden and be more beneficial to the residents of the building.

Within this Application for a Non-Material Amendment to the previous approved drawings, we have included copies of these drawings and drawings showing the revised proposals at Ground and Lower Ground Floor Levels plus the associated elevations. (885/11B and 885/15B being the Planning Approval drawings and 885/11F and 885/15F being the revised proposals). All other drawings within the current Planning Approval remain unchanged.

As advised by Sild Thomas, we have also added two additional drawings showing, side by side, the differences in the Lower Ground Floor Plans and the changes to the Rear Elevations. The main differences are as followings: -

Lower Ground Floor Plan Drawing No. 885/60:

- i) In accepting the present finished floor to the underside of the ceiling we have managed to omit a number of staircases and provide a much larger central lobby area.
- ii) In carrying out alterations to the layout of apartment No. 2 we have managed to provide a secondary means of escape out into the rear garden.
- iii) The Gas Meter Room area has been extended to provide natural ventilation as required by the Gas Board.
- iv) In omitting the Laundry Room and Tank Room, plus taking some space from apartment No. 1 we have manage to provide a substantial secure Cycle Store.
- v) There have also been some minor variations to the layouts of other apartments, at this level, to accommodate the existing load bearing walls.
- vi) Externally, we have amended the layout of the rear terraces and decreased the size of the side lightwell to overcome structural/Party Wall problems associated with the adjoining owners.

Rear Elevation Drawing 885/61:

- vii) At Ground Floor Level, we have changed two large windows into inward opening French Doors, to form two Juliet Balconies for apartment number 8.
- viii) We have also added an external staircase to provide access from the rear garden to the existing Ground Floor Terrace at the back of apartment No. 7.
- ix) In reducing the size of the side lightwell, we have reduced the width of the Lower Ground Floor terrace to apartment No. 3.
- x) Also, at Lower Ground Floor Level, we have added a central fire escape door and reconfigured all other doors from apartments Nos 2 and 3 so that they are identical in terms of their size and design and they now line through with the doors and windows on the upper floors.