

29 July 2019

Flat 2, 2 Hermit Place, London NW6 4BZ

S73 Variation of Condition 3 of 2018/2544/P -- Granted 27 July 2018

This S73 application seeks to vary Condition 3, by replacing drawings herm02v1 herm03v1 herm04 herm05v1 with E01revA E02revA E03revA E04revA S01revA P01revA P02revA, P03revA, namely, variation of consented mansard roof form, front parapet and side/front glazing arrangement.

Schedule of variations proposed:

1. Alter front parapet and roof form to match adjoining house (3 Hermit Place) approved plan number 2018/2212/P drawing 17009/105P3 by raising parapet by c 15cm and roof level by c25cm.
2. Increase fenestration width at front mansard to better align with ground and first floor windows, simplifying glazing to better reflect the prevailing style in the rest of the street; to be finished in PCA as no 4 built and no 3 proposed.
3. Side elevation (east) amended position of velux windows to replace with standard windows and (west) replacement of dormer with standard window, all finished in PCA.

Notes:

- i. Since the extant consent was granted 27 July 2018, drawings were developed and revised in consultation with planning officers at the next door house (no 3 Hermit / r/o 244 Belsize Rd). The proposed variations better reflect the prevailing character of the neighbouring houses in both form and materials.
- ii. The rear mansard storey windows continue to be obscure glazed to protect the privacy of the flat at the rear of 2 Hermit Place at 246 Belsize Rd. There is an overall reduction of three (velux) windows on the west facing roof.
- iii. The mansard roof continues to be pitched at 70 degrees in alignment with 3 Hermit Place approved drawings. The proposed variation of a modest increase in height to match the approved drawings at 3 Hermit Place will allow improved thermal insulation in the building compared to the consented scheme which dates back to its original consent in 2003.