

Development Control
Environment Department
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8ND

25th June 2019

Dear Sir/ madam,

**LAND ADJACENT NO. 23 CAROL STREET,
LONDON NW1 0HT**
PLANNING REFERENCE: 2017/5590/P
NON MATERIAL AMENDMENT APPLICATION
New Artist's Studio and Dwelling

INTRODUCTION

Please find enclosed a non-material amendment application, under Section 96A of the Town and Country Planning Act 1990, in respect of the above property. This is in relation to the approved planning application ref. 2017/5590/P, which was granted on 05/07/18 for:

“Erection of a three storey plus basement building to provide live-work unit (Class Sui Generis) comprising artist's studio with 2 bedroom flat (Sui Generis) at 1st and 2nd floor with terrace at 1st floor, balcony at 2nd floor (east elevation), service yard and associated landscaping and access works.”

The pre-commencement conditions 7, 9, 10 and 15 of planning approval 2017/5590/P, were discharged on 25/03/19, with ref. 2018/4819/P. Applications to discharge the remaining conditions will be submitted in due course.

NON MATERIAL AMENDMENT

The site is a currently vacant plot of land, between the commercial buildings of 43 Carol Street and the residential terrace of 1-23 Carol Street, with St. Martin's Gardens to the south, and Carol Street to the north. The site is not located in a conservation area. However, the street is locally listed.

Following the above planning approval 2017/5590/P, the applicant has given further consideration to the design of the building, which has resulted in a number of modest internal and external alterations. These changes are typically cosmetic in nature and do not propose a significant departure from the approved scheme.

The following documents and drawings are submitted in support of the application for non-material amendment.

| | | |
|--------------------------|---------------------------------|--------|
| Document | | |
| CRLL054 | Planning Non Material Amendment | |
| Location Plan | | |
| CRL/LO/001/G | Location Plan | 1:1250 |
| Approved Drawings | | |
| CRL/GA/000/V | Basement Plan | 1:100 |
| CRL/GA/001/Z | Ground Floor Plan | 1:100 |
| CRL/GA/002/W | First Floor Plan | 1:100 |

| | | |
|--------------------------|-----------------------------------|-------|
| CRL/GA/003/X | Second Floor Plan | 1:100 |
| CRL/GA/004/H | Roof Plan | 1:100 |
| CRL/GA/101/M | Front Elevation | 1:100 |
| CRL/GA/102/P | Rear Elevation St Martins Gardens | 1:100 |
| CRL/GA/103/H | Flank West Elevation | 1:100 |
| CRL/GA/104/H | Flank East Elevation | 1:100 |
| CRL/GA/105 | Rear Elevation | 1:100 |
| CRL/GA/201 | Section AA | 1:100 |
| CRL/GA/202 | Section BB | 1:100 |
| Proposed Drawings | | |
| CRL/GA/000/Y | Basement Plan | 1:100 |
| CRL/GA/001/AB | Ground Floor Plan | 1:100 |
| CRL/GA/002/Z | First Floor Plan | 1:100 |
| CRL/GA/003/Z | Second Floor Plan | 1:100 |
| CRL/GA/004/K | Roof Plan | 1:100 |
| CRL/GA/101/Q | Front Elevation | 1:100 |
| CRL/GA/102/R | Rear Elevation St Martins Gardens | 1:100 |
| CRL/GA/103/K | Flank West Elevation | 1:100 |
| CRL/GA/104/K | Flank East Elevation | 1:100 |
| CRL/GA/105/B | Rear Elevation | 1:100 |
| CRL/GA/201/B | Section AA | 1:100 |
| CRL/GA/202/B | Section BB | 1:100 |

The amendments that form part of this application include the following items.

Basement

Minor internal alterations to layout
 Reduced footprint
 External lift removed
 Front pavement lights removed
 Ground source heat pump borehole locations amended

Ground Floor

Minor internal alterations to layout
 External lift removed
 Front pavement lights removed
 Pavement lights added to Studio Entrance; relocation of Studio bin store and adjustment to Studio entrance doors

First Floor

Minor internal alterations to layout
 2-storey lean-to part of building on west side moved approx 0.5m north

Second Floor

Minor internal alterations to layout
 Balcony moved approx 0.6-0.9m north

Roof

Replacement of standing seam zinc roof with single ply membrane roof and zinc flashings
 Minor adjustment to pitch to roof; no impact on parapet, ridge or eaves levels

North Elevation

Minor changes to window & door configurations

West Elevation

Minor changes to 2nd floor window configurations
 Minor adjustment to extent of zinc clad element of boundary wall

Flank East Elevation

Minor changes to window & door configurations

Rear Elevation

Replacement of zinc cladding to recessed wall with timber cladding

CONCLUSION

The proposed amendments are very modest when taken in the context of the overall development and do not represent a significant departure from the approved scheme. As such, we look forward to the above amendments being granted approval. If you have any queries, please do not hesitate to contact this office.

Please contact this office for any queries.

Yours faithfully,

Diarmuid O'Sullivan
BA (hons) BSc Arch ARB
LISA SHELL architects

Cc. Make Some Space Ltd.

Applicant