

KSRARCHITECTS

**62 AVENUE ROAD
LONDON, NW8 6HT**

MMA APPLICATION
APRIL 2019

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GENERAL INTRODUCTION

This document is submitted as part of a MMA application for the amendments to the existing permission at 62 Avenue Road NW8 6HT.

In 2011, permission was granted (ref: 2011/5539/P) to deliver a single-family dwellinghouse with basement. Following this permission a variation of condition 2 of the approval was granted in 2012 (ref:2012/6103/P). These changes included elevational alterations and extension of the basement.

Since permission was granted a further permission was granted in 2016 (ref:2016/4931/P) which made further changes to the elevational treatment of the proposals and footprint of the building.

This MMA is submitted to amend this permission to provide further improvements to the elevation design and incorporate the previously granted foot print of the 2012 proposals.

The proposals included within this MMA submission seek to implement these changes to the permitted development scheme. In brief the proposals include:

- Match the previously approved footprint to permission reference 2012/6103/P
- Replace proposed casement windows with previously approved traditional sash windows
- Minor elevational improvements to fenestrations and architectural features

These improvements will provide a cohesive and well balanced architectural design. The rationalisation of the window treatments and development of the design will provide an improved proposal for the streetscape.

This document will demonstrate that the amendments to the development result in minimal visual change to the architectural appearance of the proposals, which are appropriate in scale and design. The scheme will continue to make a positive contribution to the area.

DESIGN TEAM

ARCHITECTS
TOWN PLANNING CONSULTANTS

KSR Architects LLP
Savills Planning

SUPPORTING MATERIAL

This document should be read in conjunction with the following additional supporting material prepared by the design team, including:

- Application Drawings
- Planning Statement

PLANNING HISTORY

2011/5539/P - 25-01-2012

Erection of building comprising sub-basement, basement, two storeys and roof level to provide a single-family dwellinghouse (Class C3) (following demolition of the existing building).

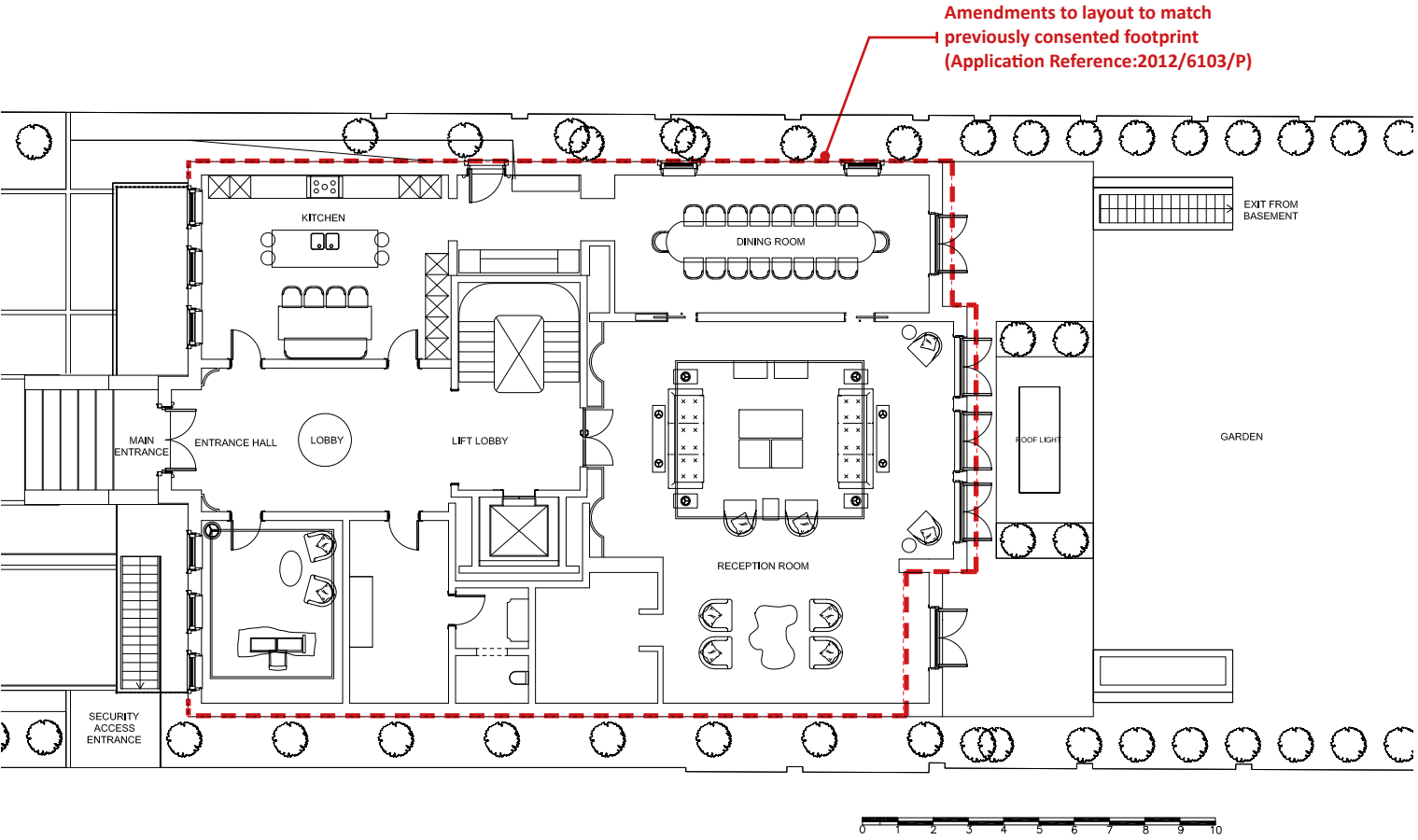
2012/6103/P - 20-11-2012

Variation of condition 2 (approved drawings) of planning permission dated 14/05/12 (ref 2011/5539/P) for erection of building comprising sub-basement, basement, two storeys and roof level to provide a single-family dwellinghouse (Class C3) (following demolition of the existing building), including elevational changes to materials, doors and windows; removing the lightwell to the side elevation and altering the front lightwell; an increase in roof height; and extension of basement, and associated works.

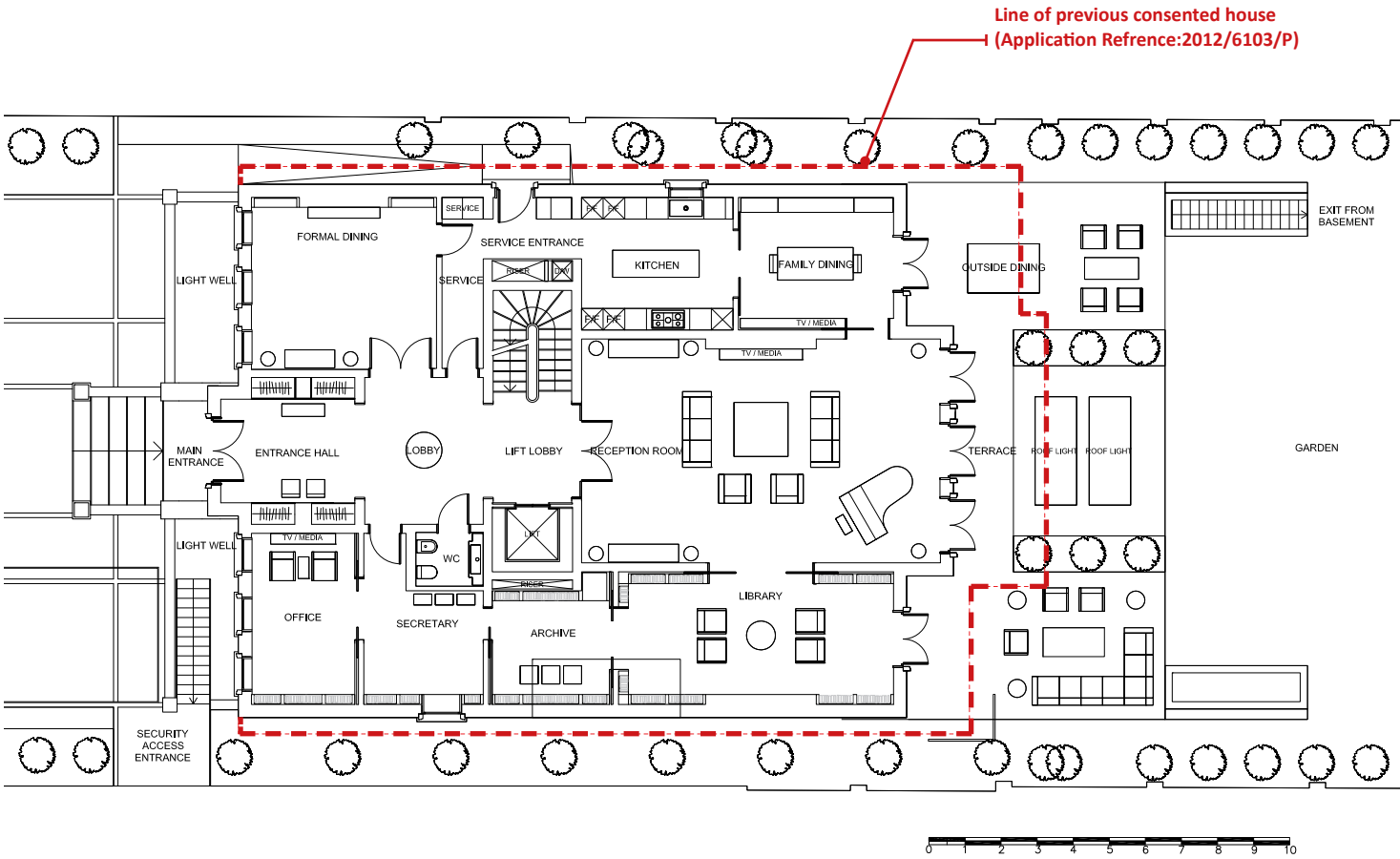
2016/4931/P - 26-09-2016

Erection of a 2 storey, single family dwellinghouse (Class C3) with basement and accommodation in the roof space, following the demolition of the existing main dwellinghouse

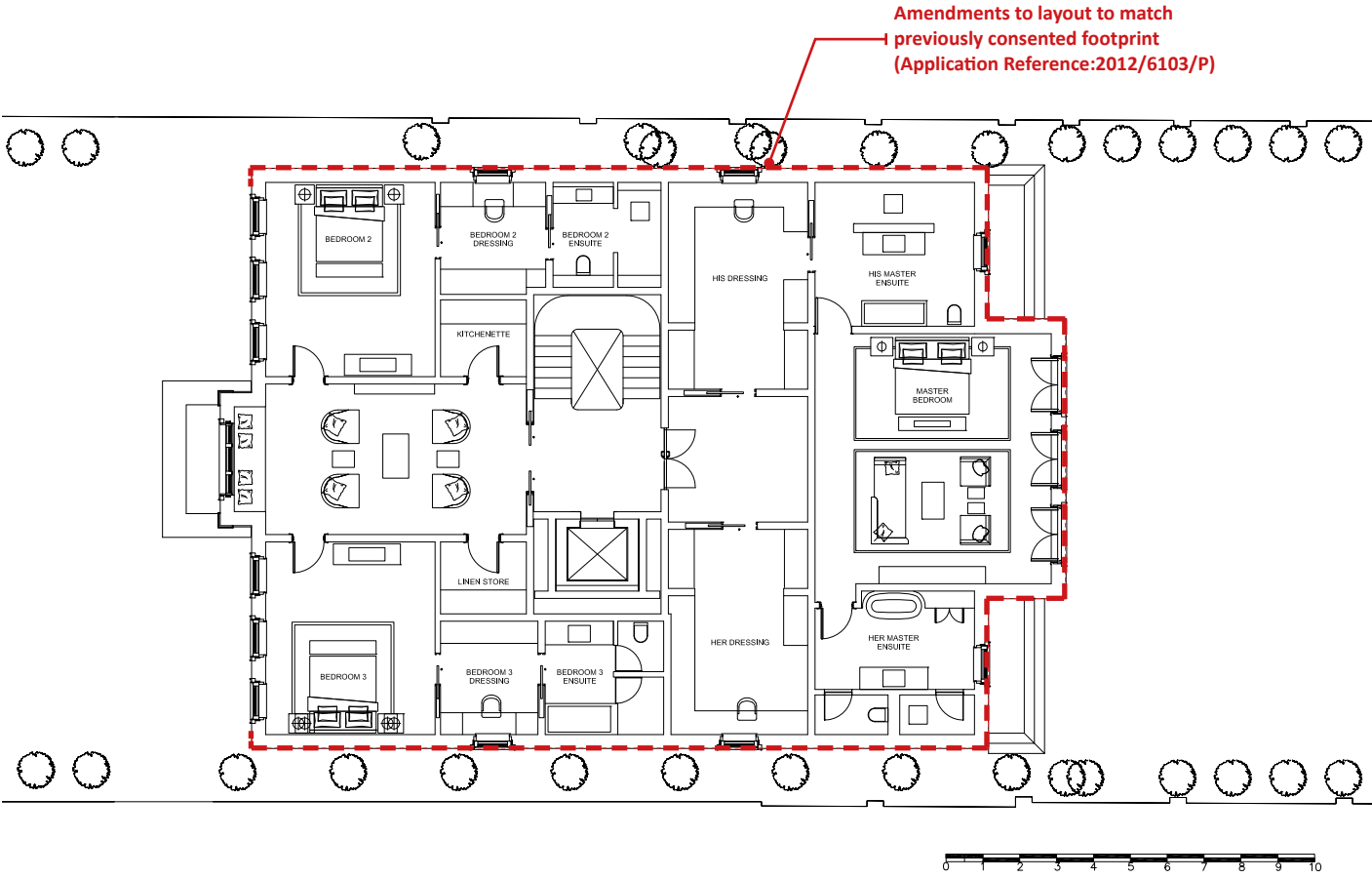
**SUMMARY OF CHANGES
CONSENTED VS MMA PROPOSALS**



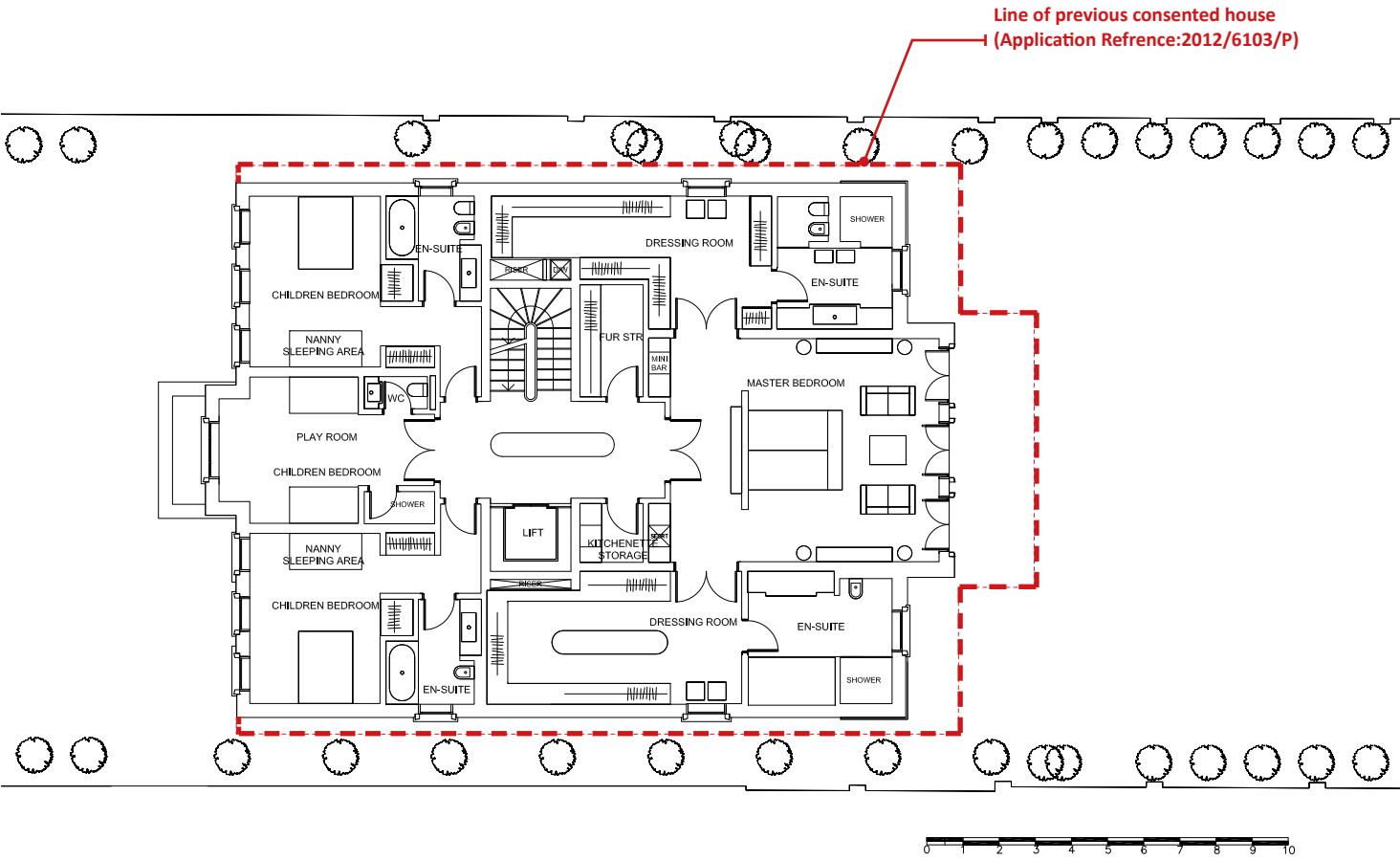
PROPOSED GROUND FLOOR



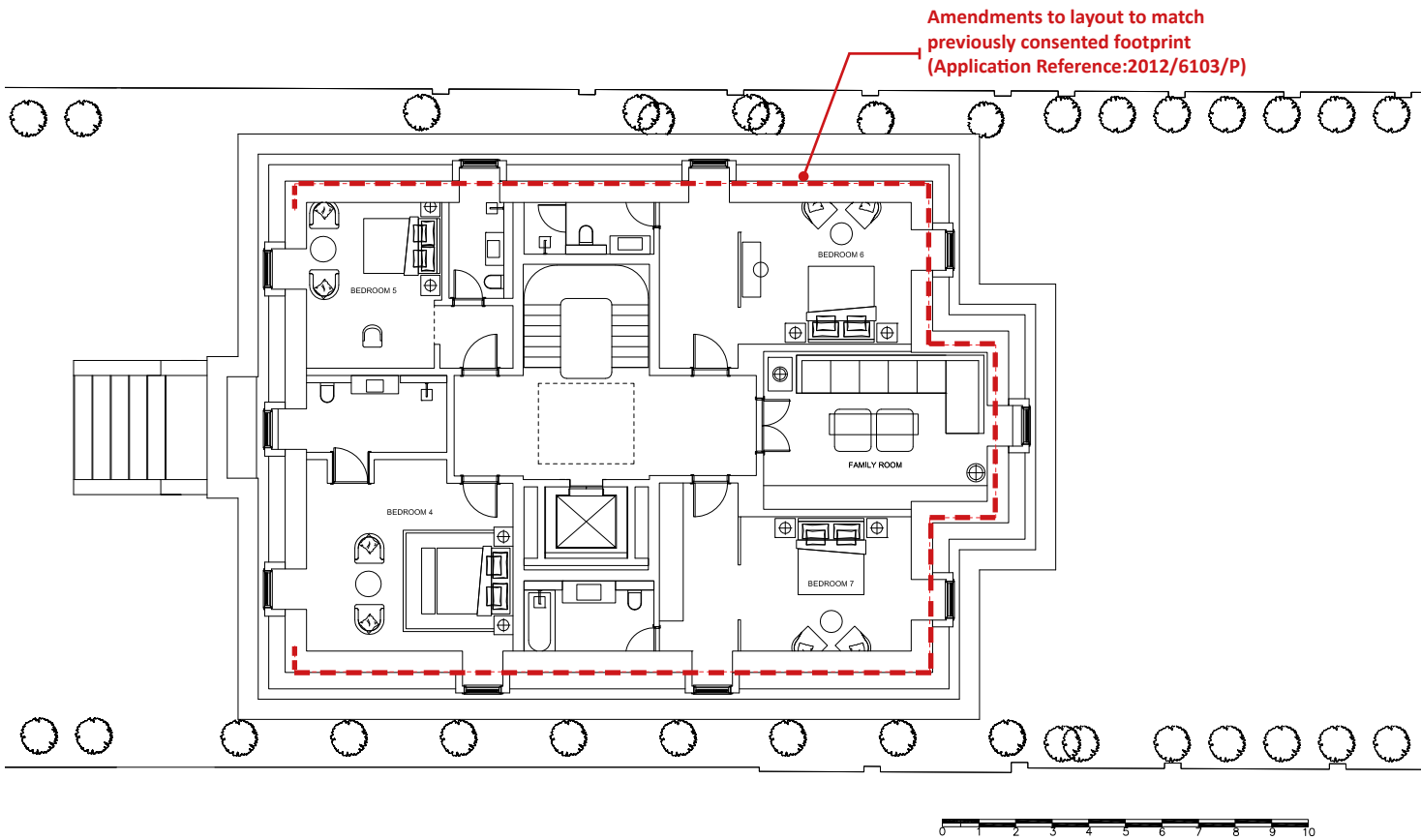
CONSENTED GROUND FLOOR
(REF 2016/4931/P)



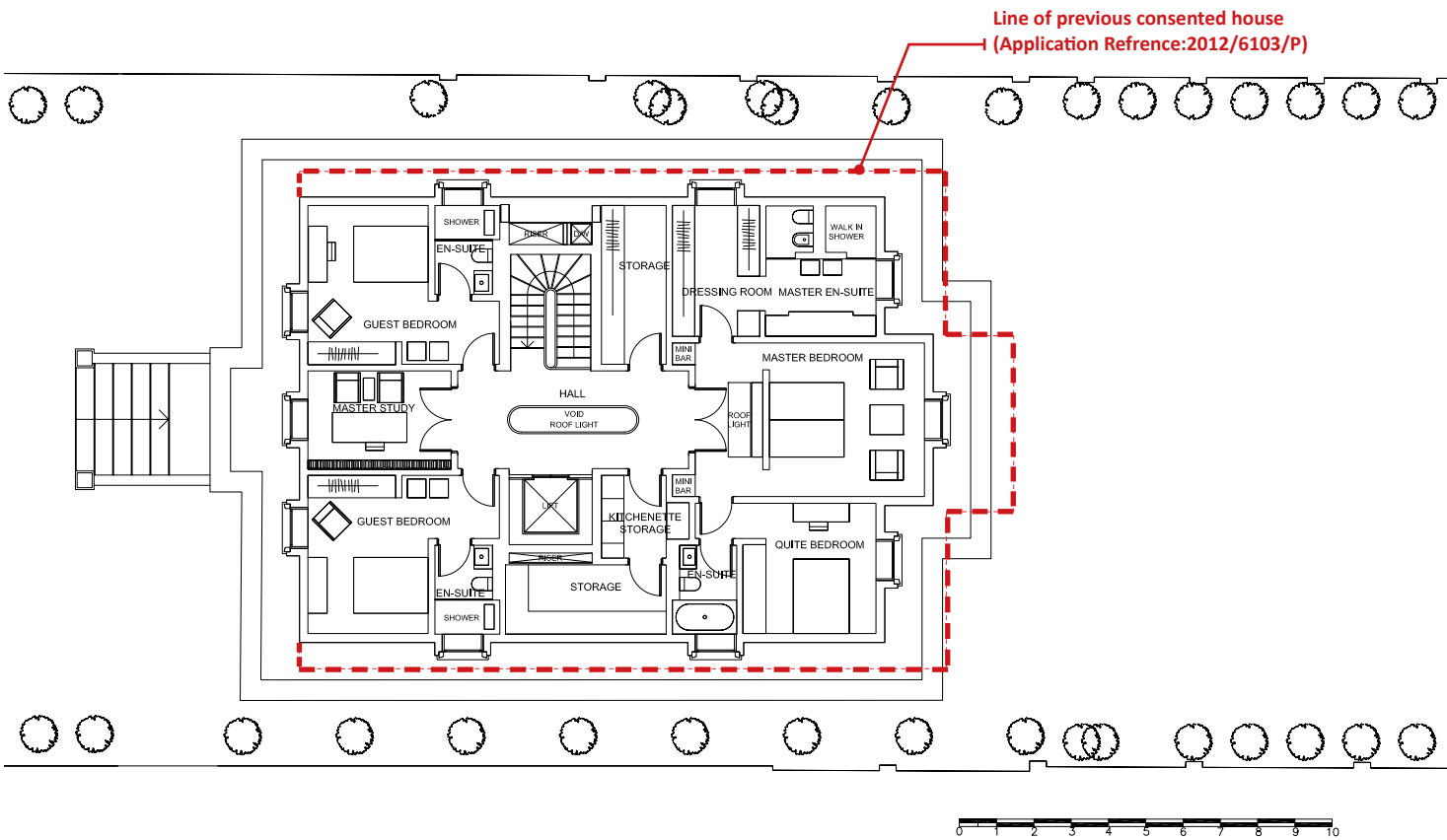
PROPOSED FIRST FLOOR



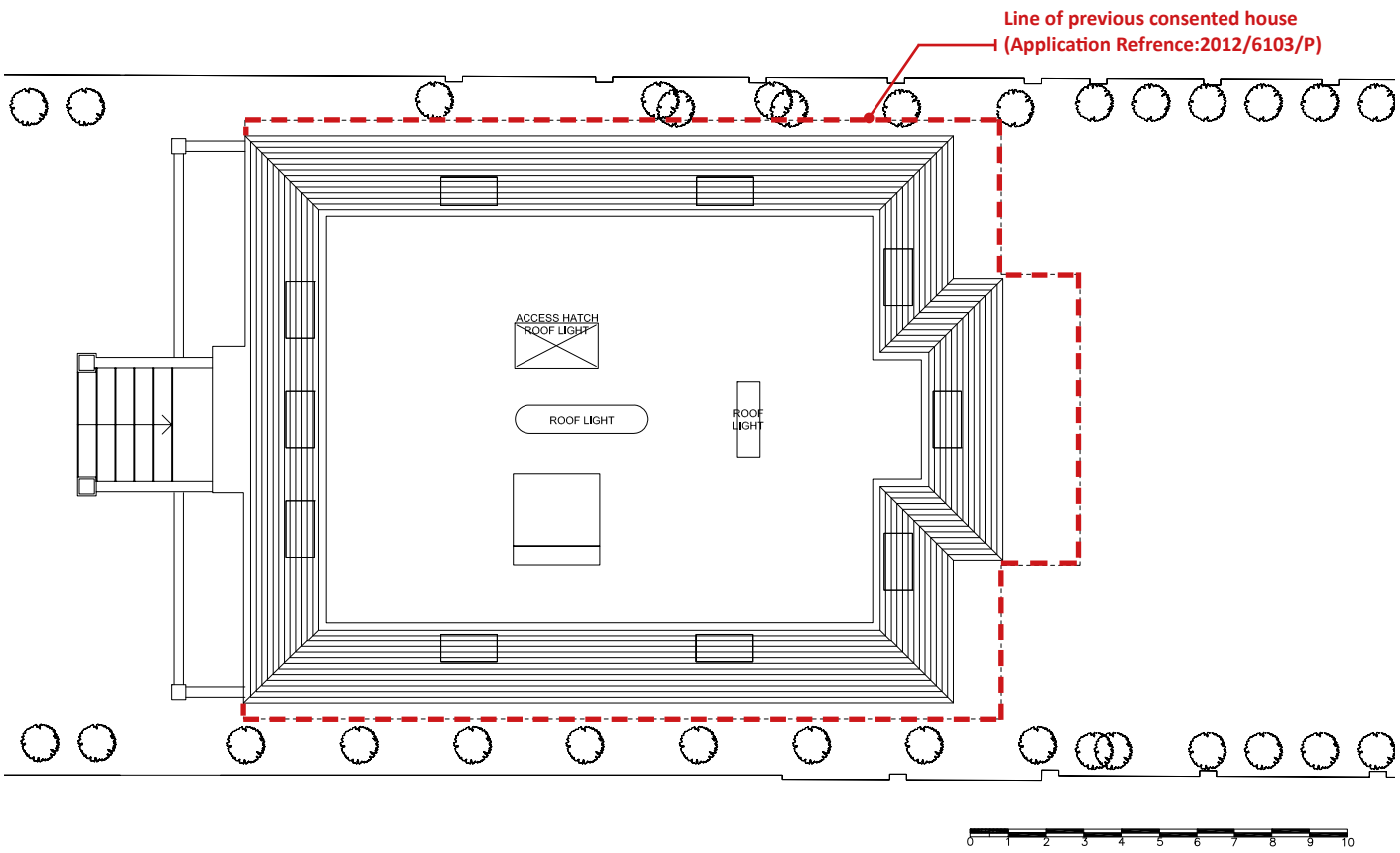
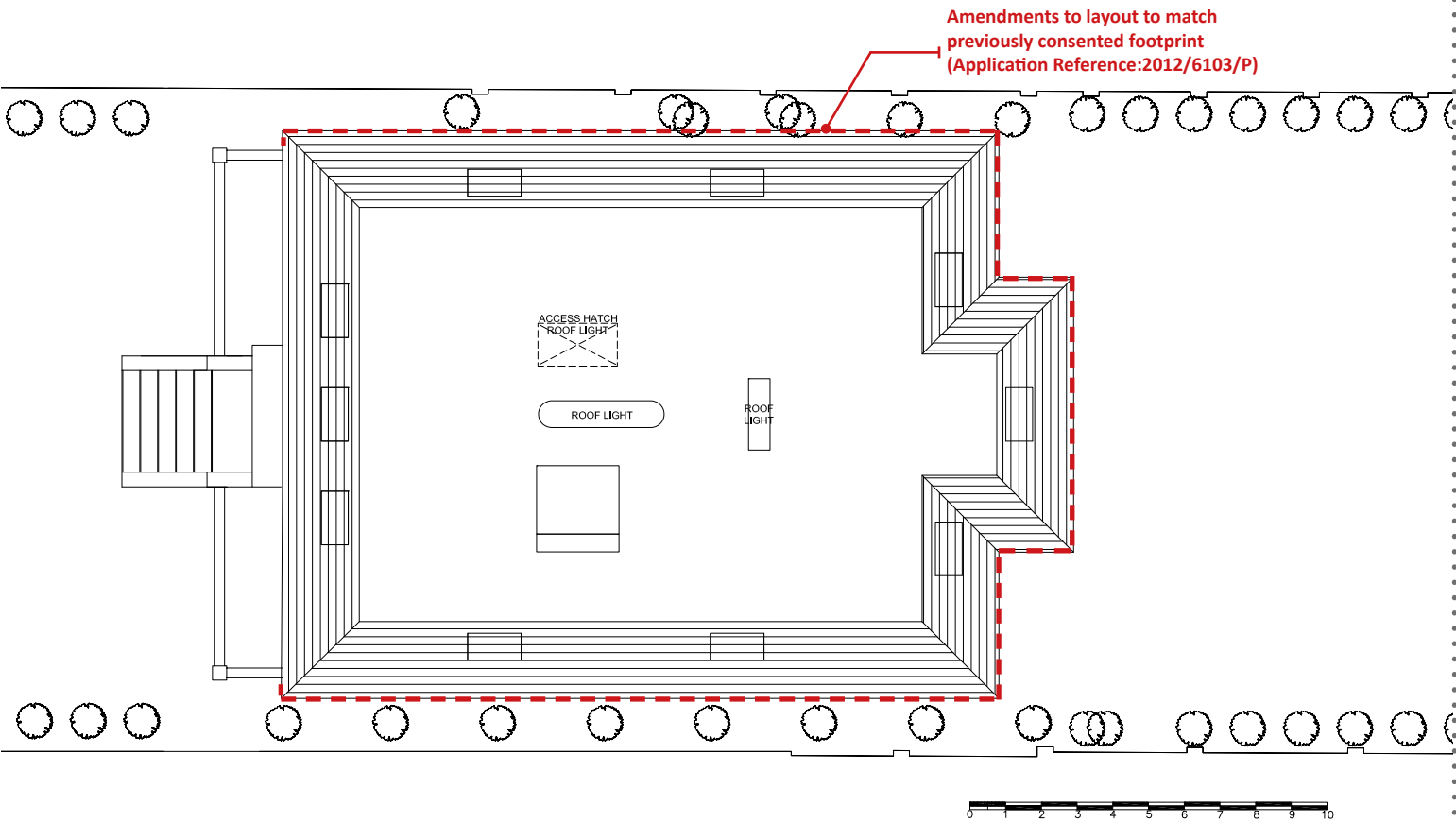
CONSENTED FIRST FLOOR
(REF 2016/4931/P)



PROPOSED SECOND FLOOR

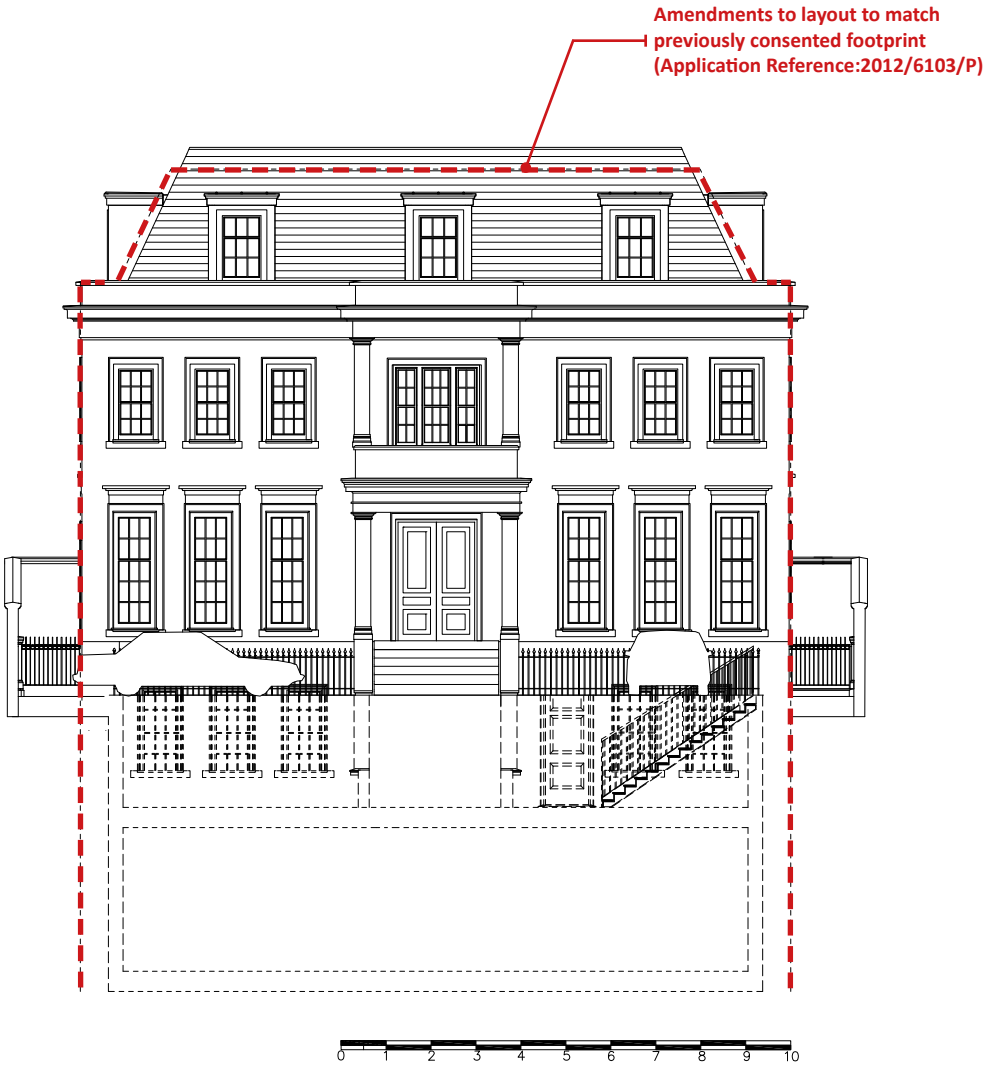


CONSENTED SECOND FLOOR
(REF 2016/4931/P)

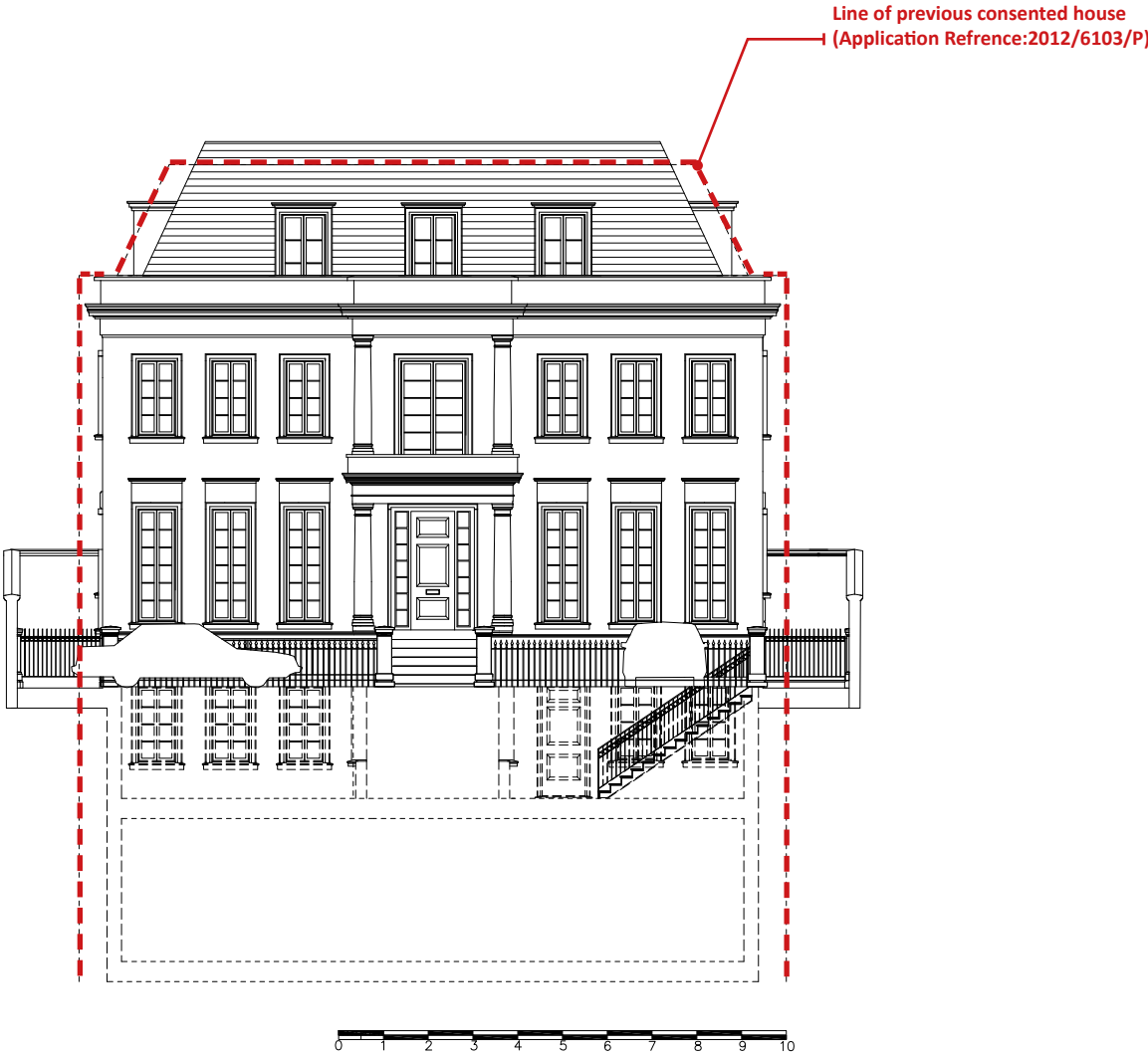


PROPOSED ROOF PLAN

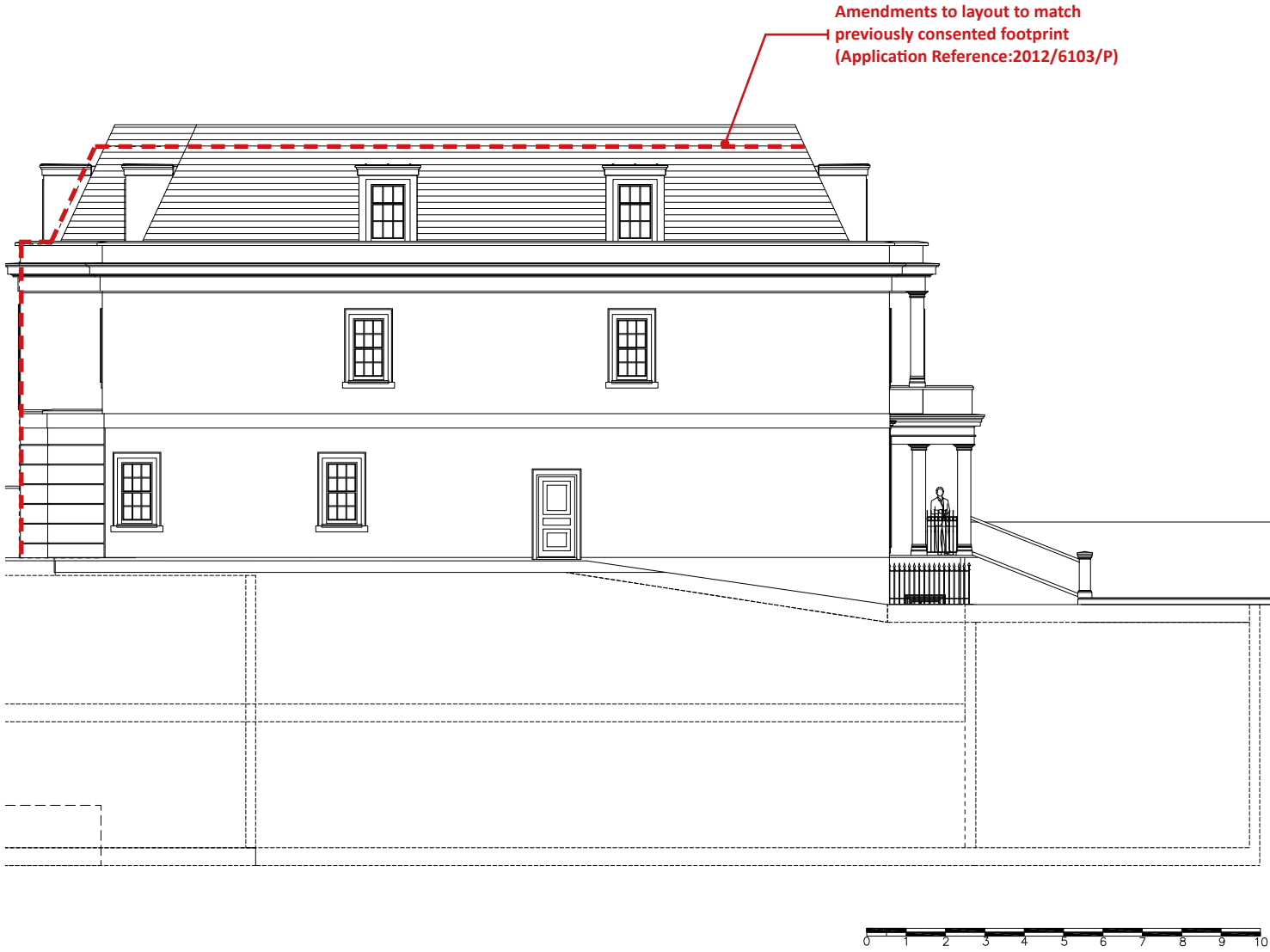
CONSENTED ROOF PLAN
(REF 2016/4931/P)



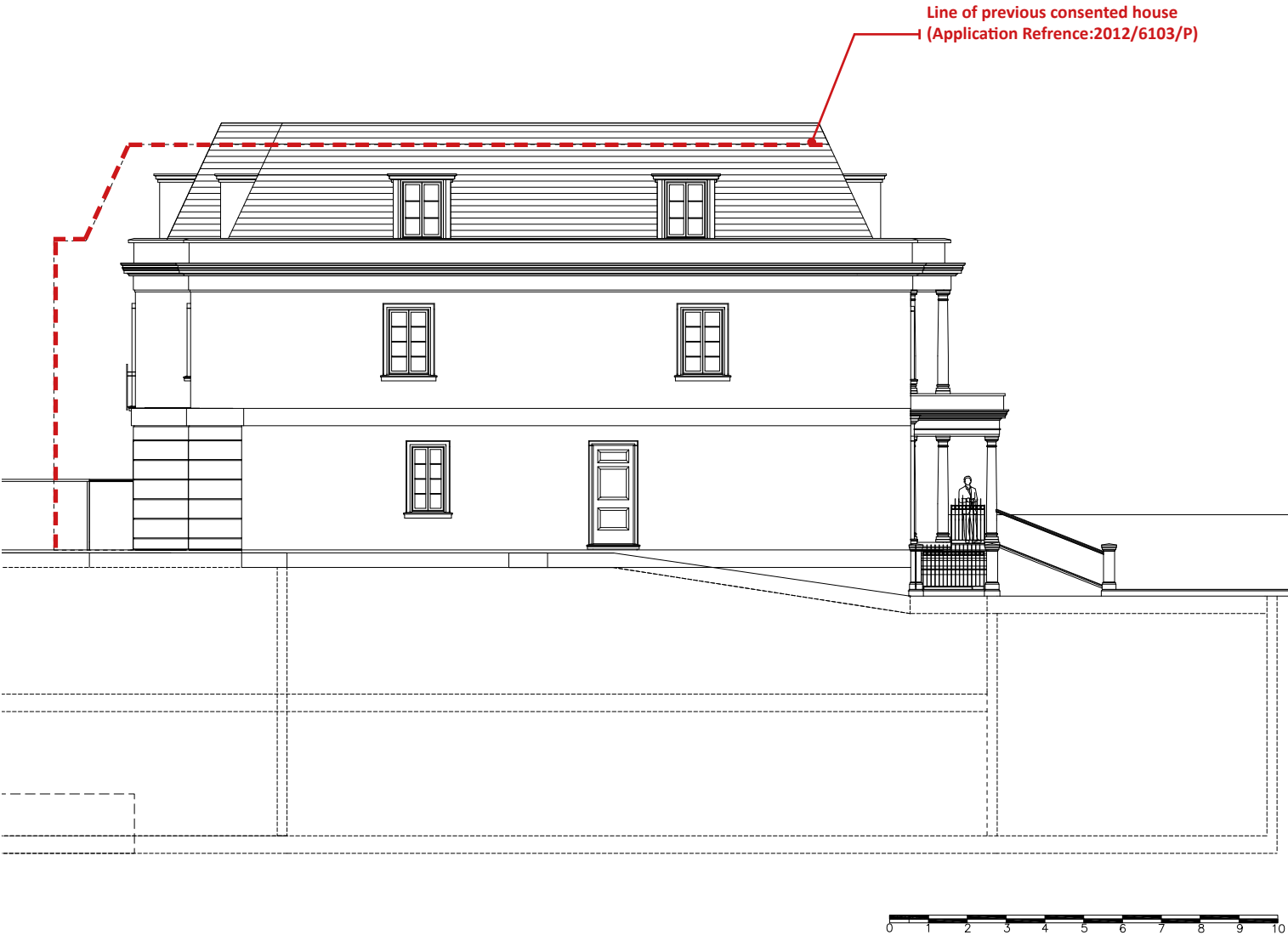
PROPOSED FRONT ELEVATION



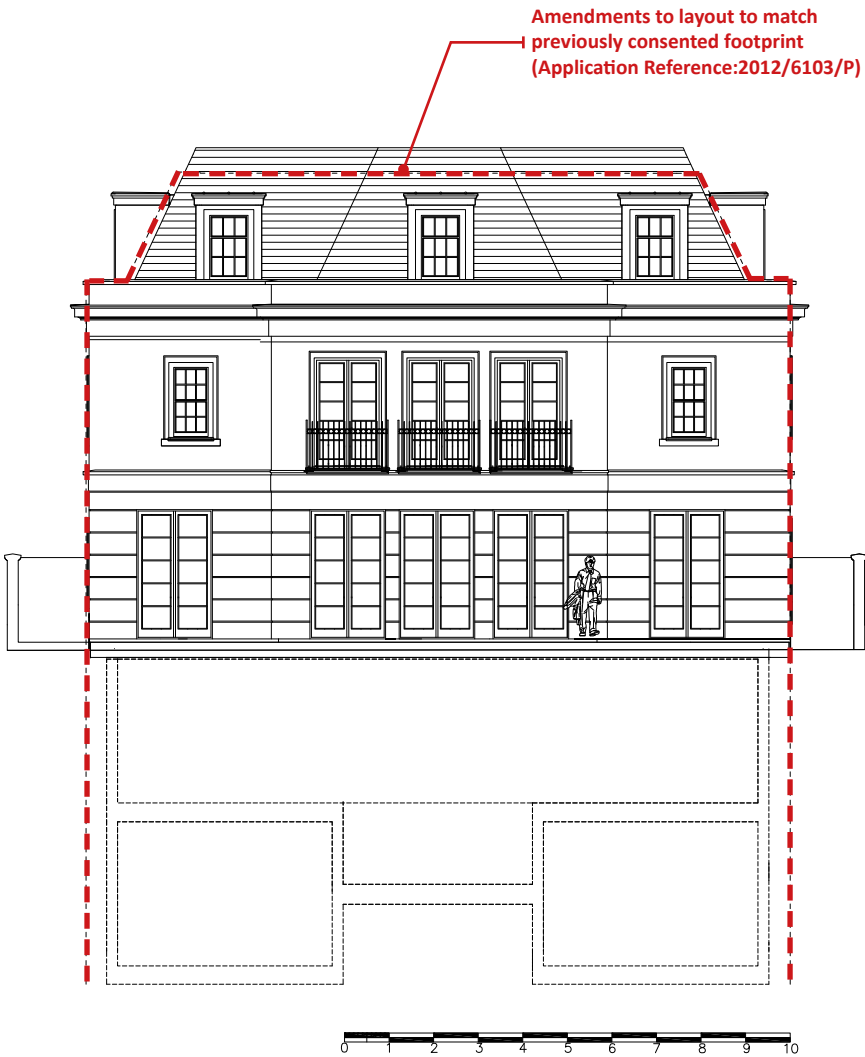
CONSENTED FRONT ELEVATION
(REF 2016/4931/P)



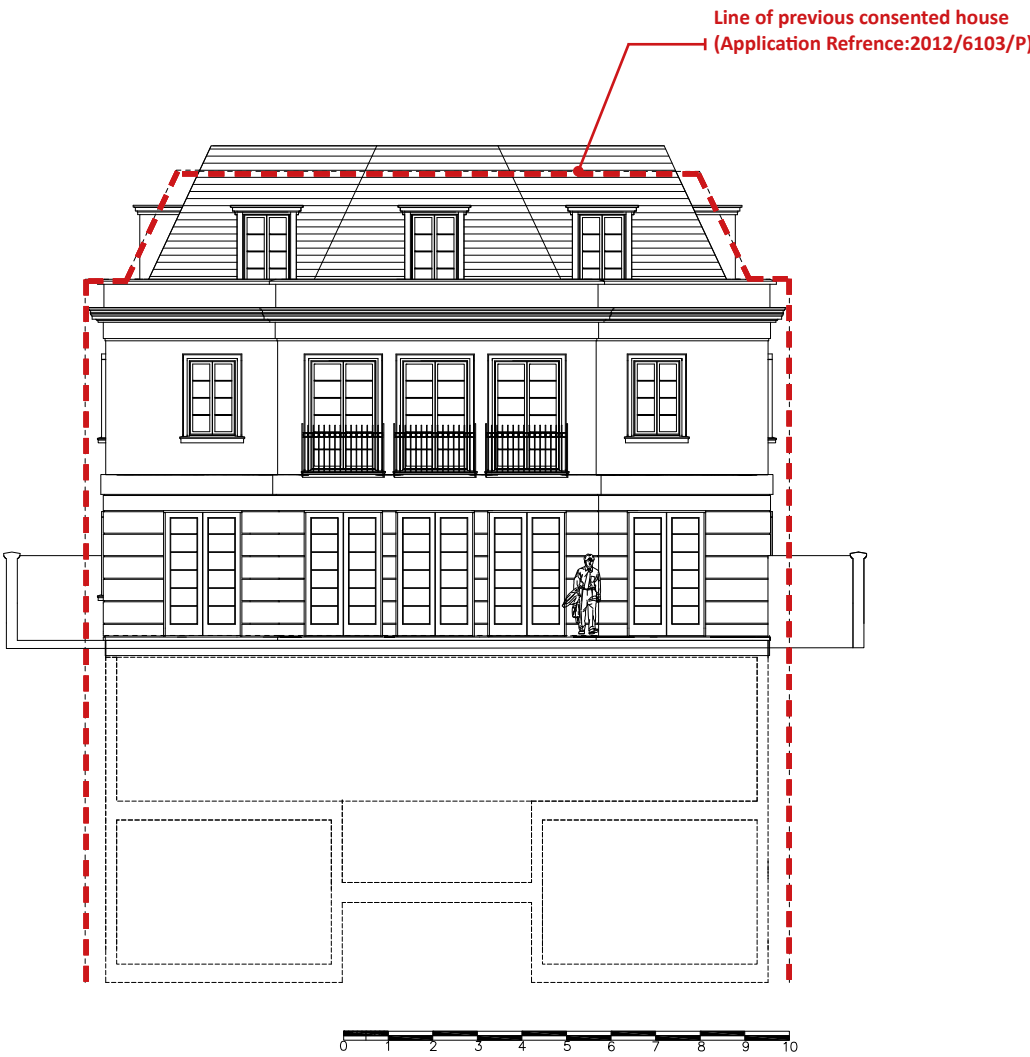
PROPOSED SIDE ELEVATION



CONSENTED SIDE ELEVATION
(REF 2016/4931/P)

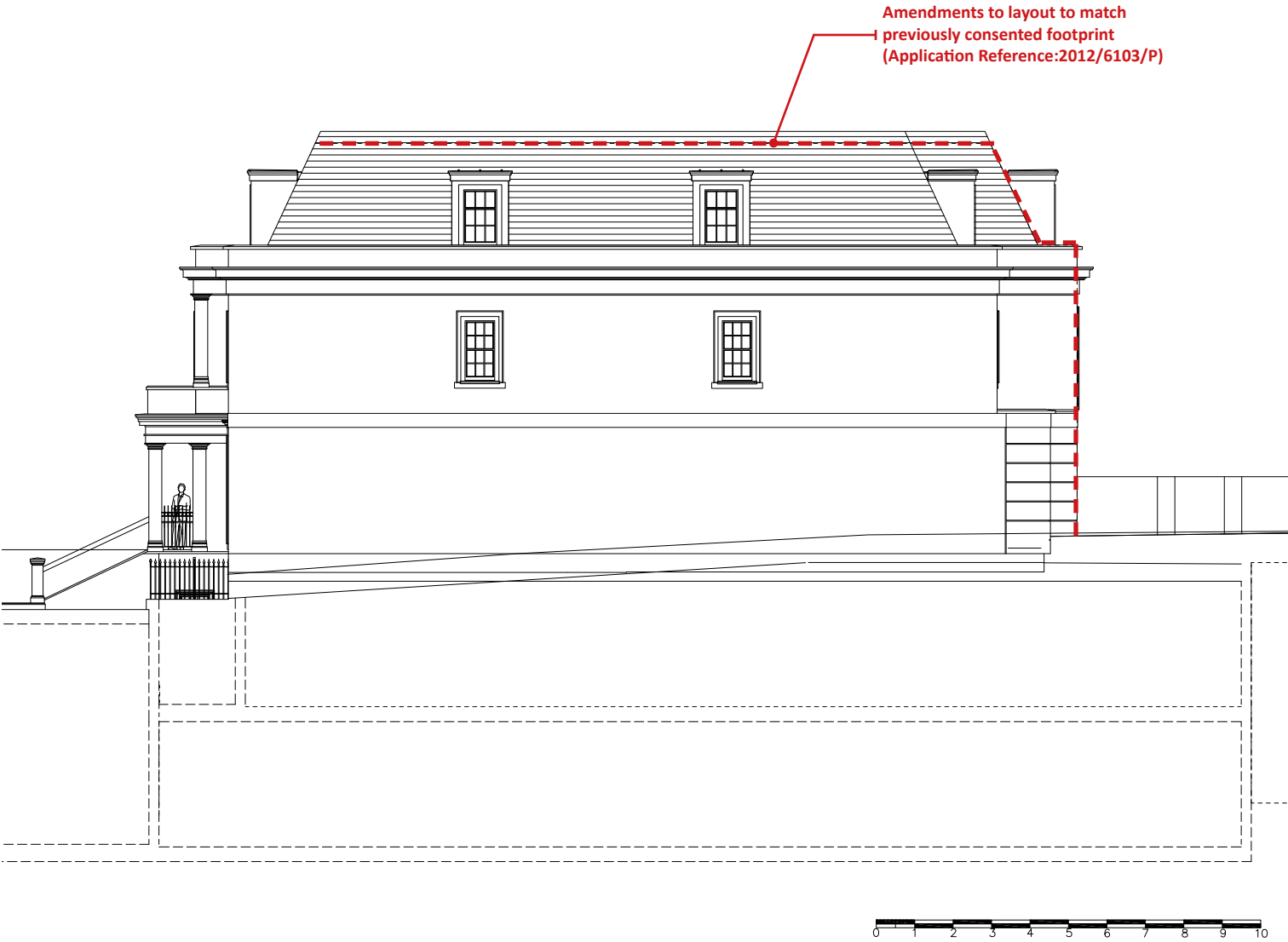


PROPOSED REAR ELEVATION

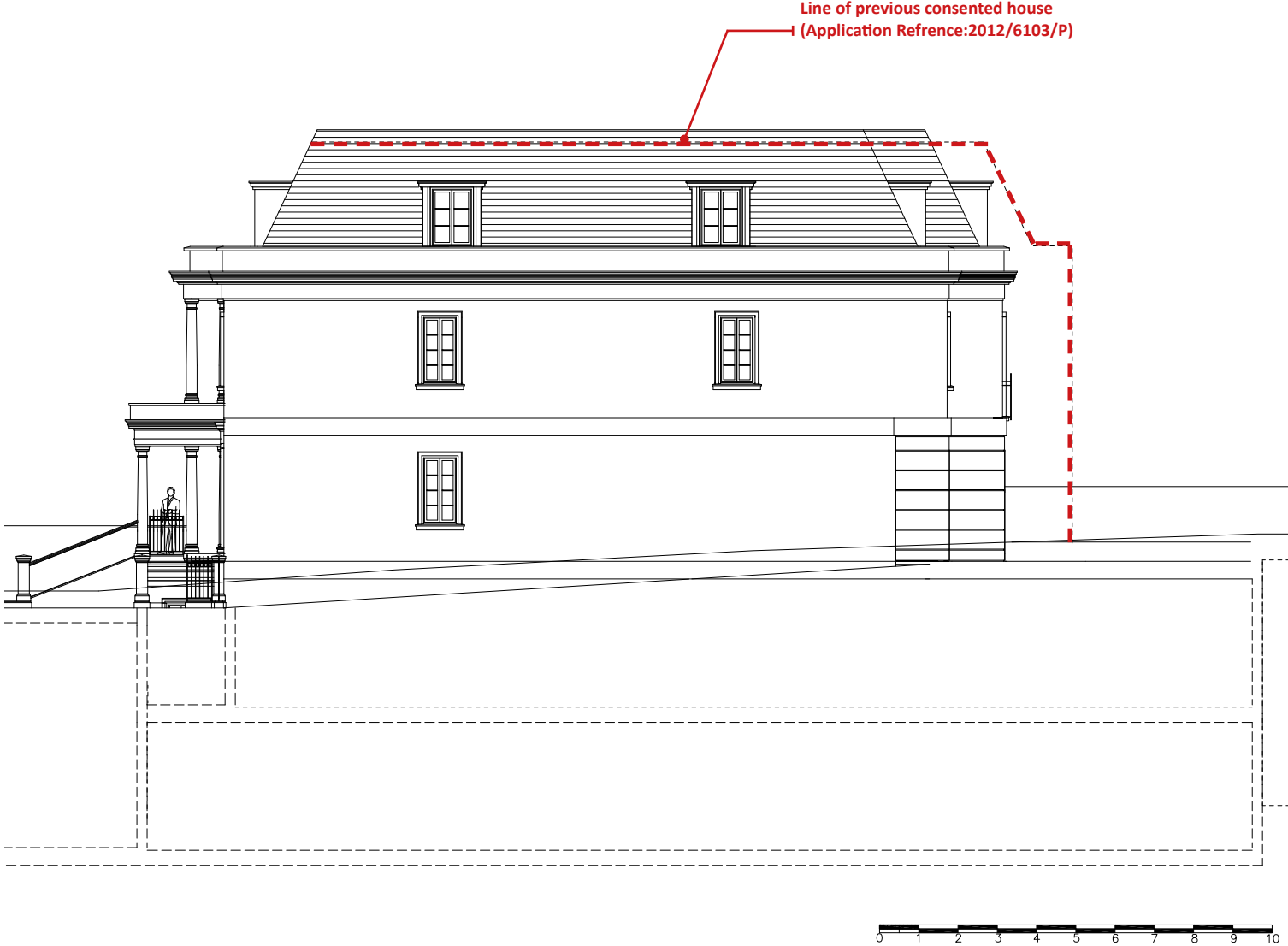


CONSENTED REAR ELEVATION

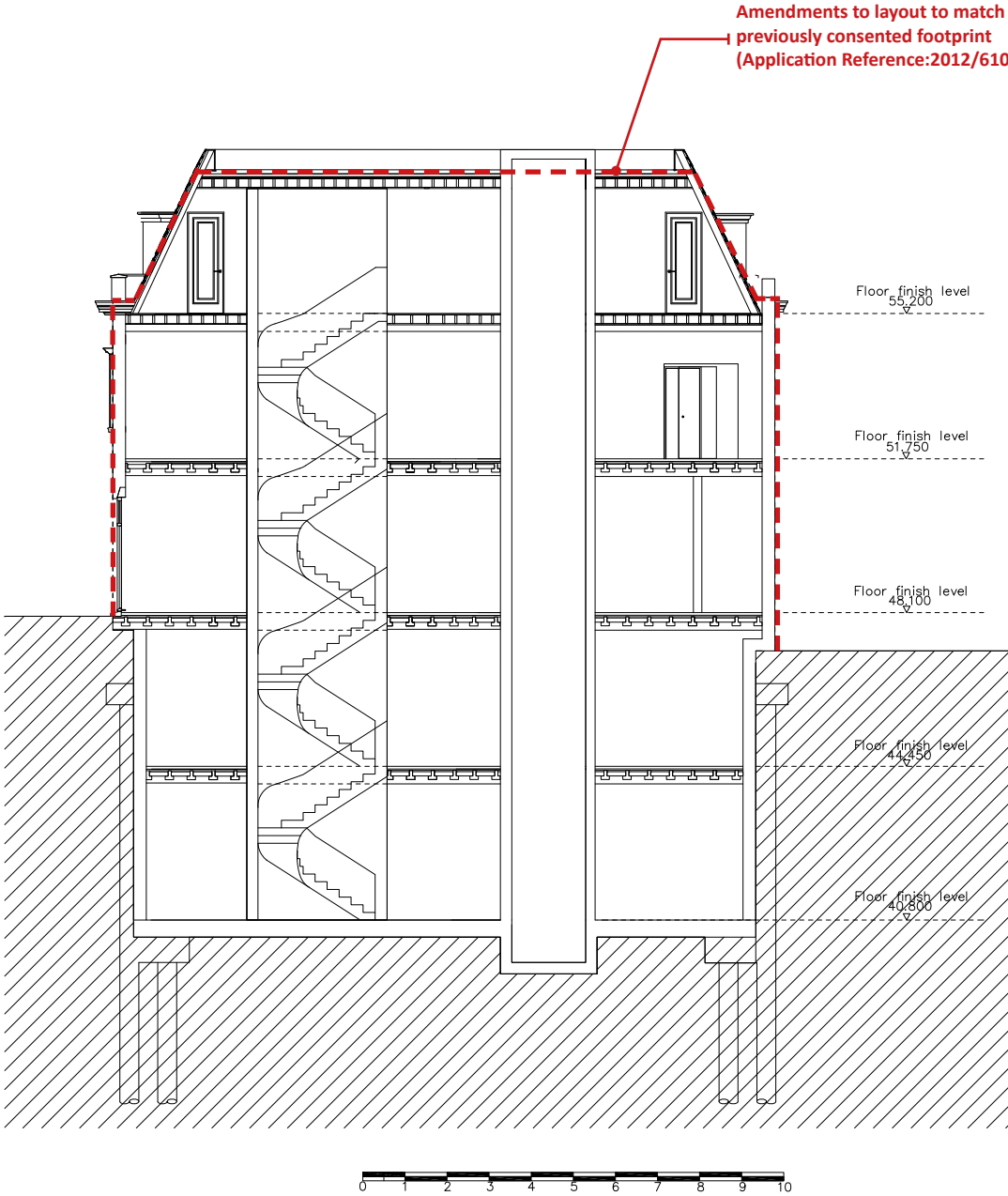
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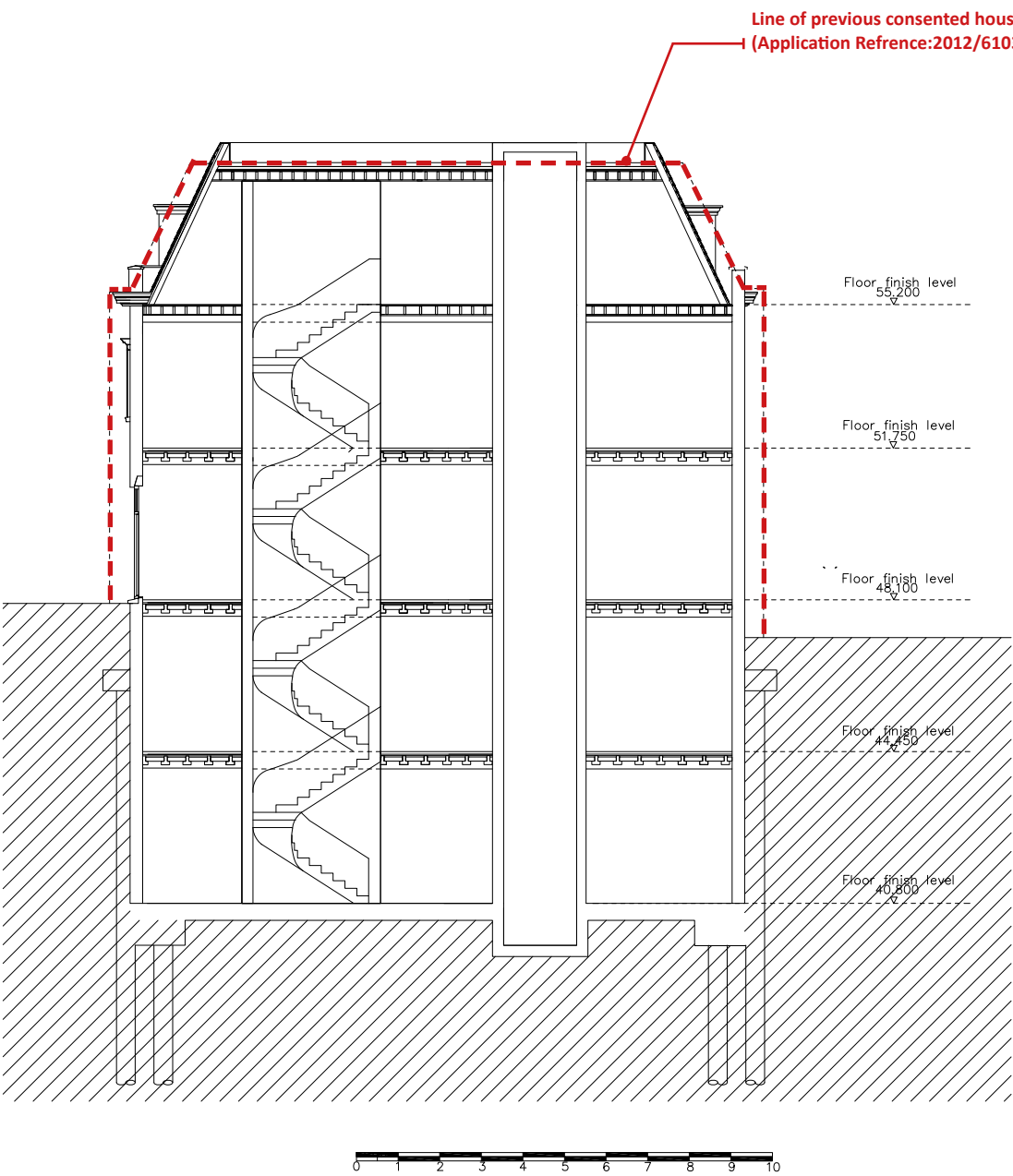
PROPOSED SIDE ELEVATION



CONSENTED SIDE ELEVATION
(REF 2016/4931/P)



PROPOSED SECTION A-A



CONSENTED SECTION A-A
(REF 2016/4931/P)