

Our ref: YM/Welch/0618/rk

Development Management
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

28 August 2019

Dear Sirs

**APPLICATION FOR A NON MATERIAL AMENDMENT – SECTION 96A
TOWN AND COUNTRY PLANNING ACT (1990) – THE COACH HOUSE, 50
BELSIZE SQUARE, LONDON NW3 4HN**

I am writing on behalf of our client to apply for a Non-Material Amendment under Section 96A of the Town and Country Planning Act (1990) pursuant to planning permission (ref. 2017/3348/P) dated 02.01.2019, for the following development:

'Application for a non-material amendment (S96A) to planning permission ref. 2017/3348/P dated 02.01.2019 for "Demolition and replacement of dwelling including rear extension, raised mansard roof and excavation of basement level (Class C3)." Amendment seeking to rectify drawing discrepancies and minor external alterations.'

As such please find enclosed the following:

- Completed Application Form; and,
- Revised set of Proposed Elevations and Floorplans prepared by Square Feet Architects.

Background

Following the granting of planning permission for the new dwelling at 50a Belsize Square, detailed building drawings have been prepared which identified a number of minor discrepancies within the approved set of drawings. These discrepancies relate to revisions that were made during the course of the planning application that were not fully updated on the drawings (e.g. elevations were updated without corresponding changes to the floorplans).

For the avoidance of doubt this application seeks to resolve these discrepancies.



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In addition, a number of minor external changes are sought which are considered to enhance the overall functionality of the new dwelling. These changes are minor in nature and do not have any adverse design or amenity impacts and thus are considered to be non-material.

For clarity, we have addressed each of the proposed changes in turn within the table below.

Schedule of Amendments

	Change	Reason
1	Inclusion of accurate survey elevations of 50 Belsize Square	The drawings have been updated to include the accurate survey data of the adjoining property. This does not have any bearing on the design of the proposals. The information has been included to ensure the development properly relates to 50 Belsize Square.
2	Adjustment of proposed floor levels to new house; floor to ceiling heights changed, relationship of roof and first floor front window to corresponding levels on 50 Belsize Square generally maintained as approved drawing, but now related to accurate survey elevation	<p>The overall height and dimensions of the proposed dwelling remain the same. However, the accurate survey data has been incorporated and the drawings now show the true relationship between the proposed dwelling and the front elevation of 50 Belsize Square. As a result of this change minor adjustments have been made to the front elevation of the proposed dwelling to better align it with the accurate proportions of 50 Belsize Square. The appearance of the dwelling remains the same and does not have any adverse impact on residential amenity.</p> <p>The other stated changes to the floor levels are wholly internal and within an existing building would not require planning permission. The adjustments have been made to ensure that the internal levels properly relate to the elevations etc.</p>
3	Correction of roof profile and parapet where front elevation meets 50 Belsize Square	The approved drawing ref.1507_PL_010 E (Proposed Front Elevation) does not correctly relate to the approved drawing ref. 1507_PL-006 B (Proposed Second Floor Plan). The floorplan shows very clearly the correct situation. The revised plan ref. 1903_SK_43 correctly shows the roof profile as according to the approved plan.
4	Front slot windows adjusted	These windows were previously drawn at 600mm wide on plan (ref. 1507/PL/005 B) but 400mm wide on elevation (ref. 1507_PL010

		<p>E). The updated set of drawings shows these slot windows 500mm wide. This minor adjustment between the two approved widths is considered an appropriate solution to this discrepancy.</p> <p>The height of the windows remains as approved.</p> <p>There are no residential amenity impacts as a result of this change.</p>
5	Correction of rear windows	<p>During the course of the planning application the size and placement of the windows on the rear elevation was revised. This resulted in the more uniform placement of the windows shown on the Proposed Rear Elevation drawing (ref. 1507_PL_011 D). However, the approved floorplans were not updated to reflect this. The revised set of drawings includes updated floorplans to resolve this.</p> <p>Minor adjustments to the window heights have also been made to ensure they properly relate to the internal floor levels.</p> <p>There are no residential amenity impacts as a result of this change.</p>
6	Front window labelling	<p>The front windows at second floor level were previously drawn as casements but labelled as sash windows on elevation. The revised set of drawings has updated these notes to correspond with the drawn information (i.e. casements).</p>
7	Rear lightwell	<p>The rear lightwell has been increased in size to provide access to the common drain. The extent of the basement to the rear has also been reduced by approximately 1m. Both of these changes are inconsequential within the context of the wider scheme.</p>
8	Basement slot window	<p>A new slot window has been added at basement level on the west elevation overlooking the access stair. This window is not publicly visible and has no material impact on residential amenity.</p>
9	Refuse Store	<p>The refuse store has been increased in size to accommodate two bins rather than one in accordance with LB Camden's refuse standards.</p>

As set out above the majority of these changes seek to resolve discrepancies within the approved drawings, whilst also aligning the proposals with the accurate survey information that has become available when preparing the “building” drawings. They are inconsequential within the context of the scheme and relate to features that had already been approved as part of the original consent.

The remaining alterations are minor in nature and do not have any perceivable design or residential amenity impact. In some cases, they result in minor improvements, or in the case of the basement adjustment, reduce the size of the proposed development. Therefore, within the context of the approved scheme they are considered to be non-material.

Approved/ Replacement Drawings

For ease of reference we propose the approved drawings are superseded as follows:

Drawing	Approved Reference	Superseded By
Proposed Site Plan	1507_PL_001 Rev C	1903_SK_49
Proposed Street Elevation	1507_PL_002 Rev B	-
Proposed Lower Ground Floor Plan	1507_PL_003 Rev C	1903_SK_35 Rev C
Proposed Ground Floor Plan	1507_PL_004 Rev D	1903_SK_36 Rev D
Proposed First Floor Plan	1507_PL_005 Rev B	1903_SK_37 Rev C
Proposed Second Floor Plan	1507_PL_006 Rev B	1903_SK_38 Rev D
Proposed Roof Plan	1507_PL_007	1903_SK_41 Rev C
Proposed Section AA	1507_PL_008 Rev D	1903_SK_47 Rev A
Proposed Section BB	1507_PL_009 Rev A	1903_SK_50
Proposed Front Elevation	1507_PL_010 Rev F	1903_SK_43 Rev A
Proposed Rear Elevation	1507_PL_011 Rev D	1903_SK_44
Proposed Side Elevation	1507_PL_012 Rev A	1903_SK_48

Proposed Cross Section through lightwell	1507_PL_013 Rev A	1903_SK_51
Proposed Longitudinal Section through lightwell	1507_PL_014 Rev A	1903_SK_51
Proposed Rear Street Elevation	1507_PL_015	-

Summary

Given the non-material nature of the proposed changes we would respectfully request that permission is granted.

I trust the information contained within this letter and submitted in support of this application is sufficient for validation. However, if you require anything further please don't hesitate to contact me.

Yours Sincerely



Jorge Nash
Senior Planner