

1 November 2019
MMA 2 (basement) covering letter 01.11.19.docx



Kate Henry
Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Aimee Squires
E: asquires@savills.com
DL: +44 (0) 207 299 3002

33 Margaret Street
London W1G 0JD
T: +44 (0) 20 7499 8644
savills.com

Dear Ms Henry,

SUBMISSION OF SECTION 73 APPLICATION (MINOR MATERIAL AMENDMENT) TO PLANNING PERMISSION 2019/3045/P AT 62 AVENUE ROAD, LONDON NW8 6HT.

I have been instructed by our client to submit a minor material amendment application following grant of planning permission (ref: 2019/3045/P) in 2019 for the following development:

Variation of condition 2 (approved plans) of planning permission 2016/4931/P, dated 15/03/2017 (for: replacement dwelling), namely to alter the footprint, fenestration and elevational details of the building.

The application was approved on 18th October 2019 and is subject to a Deed of Variation.

Our client is in the process of discharging the pre commencement conditions, with one condition (no. 10 – SuDs) still outstanding. The relevant obligations set out in the Section 106 agreement have been discharged. The intention is commence work on site to implement the consent once the relevant conditions and obligations have been successfully discharged.

As part of the delivery of the development, a number of amendments have been identified which are considered to improve the design of the consented dwelling; improve functionality; and to streamline the build process.

Accordingly please find the following enclosed with this application:

- Site Location Plan;
- A full set of 'Consented' plans;
- A full set of 'Proposed' plans;
- Design Comparison document by KSR Architects;
- Additional Note Regarding Basement Construction by Michael Barclay Partnership LLP;
- Aboricultural Impact Assessment prepared by Landmark Trees;
- Planning Statement (below).

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD



The relevant planning application fee will be paid by the applicant via the Planning Portal under the reference PP-08267895.

Planning History

Planning permission was initially granted in June 2012 (ref. 2011/5539/P) for the demolition of the existing building and its replacement with a new two storey dwelling which extended to approximately 1,500 sq.m. This consent was amended via a section 73 application in 2012 but was never implemented

Planning permission was subsequently granted in March 2017 (ref: 2016/4931/P) for a new full permission for the erection of a 2 storey, single family dwelling house with basement and accommodation in the roof space. The consent is subject to a Section 106 agreement and the applicant is in the process of discharging both the conditions precedent and the S106 obligations. The consent remains valid until March 2020.

The consent allows for the existing dwelling to be demolished, and for a new dwelling to be constructed in its place. The new dwelling extends to two storeys above ground with accommodation in the roof space, a lower ground floor and a basement storey. As per the 2012 consent, it retains a traditional design approach with a raised central entrance, symmetrical fenestration arrangement and a front lightwell.

In June 2019 an MMA application was submitted (ref: 2019/3045/P) to make minor amendments to the massing of the approved dwelling with some design amendments to the approved casement windows on each elevation with the installation of timber framed sash windows. This application was approved under delegated powers on 18 October 2019.

Current Proposals

This application seeks to amend the 2019 consent in the following ways:

- Rationalisation of the structural form to simplify the construction and reduce excavation timeframe and programme;
- Improve means of escape from the basement by addition of an internal stairs;
- Provide improved layout and means of circulation.

It is proposed to move the pool and spa treatment rooms from the lower ground floor to the basement; creation of cinema / entertainment room at lower ground floor; installation of internal stairs to provide second exit from the basement and lower ground floor. The layout of the basement and lower ground floor will also be squared off. At basement level the plant room will be moved resulting in a reduction of parking area.

Landmark Trees were instructed to carry out a revised Arboricultural Impact Assessment to accompany this application due to the slight changes in the layout of the basement. A tree survey was carried out by the Arboricultural consultant on 25th April 2019 in order to assess the existing trees suitability for retention and their constraints upon the site. Of the 9 surveyed trees, 1 is category* A (High Quality), 1 is category B (Moderate Quality), 6 are category C (Low Quality) and 1 is category U (Poor Quality).

The amended scheme will result in the encroachment of the RPA of T7 and T8. These encroachments comprise 13% and 14% of the respective total root areas. Trial pit investigations were carried out and demonstrated that no significant roots would be affected. The arboriculturalist advised that the trees which would be impacted,

are of a species, age and condition sufficient to remain viable in these circumstances, provided the mitigation measures outlined below are followed.

The path of foundations through RPAs will be manually excavated to 750mm depth under arboricultural supervision; any roots encountered within the trenches / pits will be cleanly pruned back to an appropriate junction with a sharp pruning saw or secateurs back to a junction. Roots larger than 25mm diameter may only be cut in consultation with an arboriculturalist. The unaffected parts of the RPAs of T7 and T8 will be treated with a 75mm layer of mulch to be maintained in place throughout the period of construction activity.

The proposed amendments to the consented structure are presented in the MMA application prepared by KSR Architects and involve rationalisation of the basement layout which has the advantage of simplifying the structural arrangement. Consequently, the construction methodology also becomes simpler and enables the piling phase of the basement construction to be reduced.

Michael Barclay Partnership (MBP) was asked to review the consented Basement Impact Assessment report and Ground Movement Analysis (dated November 2016) which was prepared by Alan Baxter Associates for the associated permission 2016/4931/P granted in 2017. It is considered by MBP that these reports remain valid and relevant to the new proposal and do not need revision. The proposed amendments and rationalisation of the basement layout allows the construction methodology to become simpler and for the piling phase of the construction to be reduced.

The removal of the step in the basement piled wall along the boundary with No. 60 Avenue Road, will allow a straight piling line to be achieved along the entire south elevation. This simplifies piling operations by avoiding mobilisation of a piling rig through an additional corner and enables simple capping beam construction with straight reinforcing bars and formwork, therefore simplifying the basement construction.

All of the proposed amendments are considered to be 'minor' in nature and do not alter the description of the approved development. They involve minor amendments to the internal structure of the building, with a Section 73 application considered to be the most appropriate means of submitting, assessing and securing the proposed modifications.

The proposed amendments do not require any further technical reports to be updated, and if granted, can be built out whilst complying with the conditions and Section 106 obligations imposed under the original consent.

I trust that the amendments submitted as part of this application as acceptable in the context of the extant consent (2019/3045/P) and that they can be secured by way of a Section 73 application. As the main application is subject to a Section 106 application, we understand that a Deed of Variation will need to be completed and will forward details of our client's solicitor in due course.

Yours sincerely



Aimee Squires
Associate Director