

# PLANNING STATEMENT

THE BIN HOUSE, REGENT'S GATE

ST EDMUND'S TERRACE, LONDON, NW8 7QE

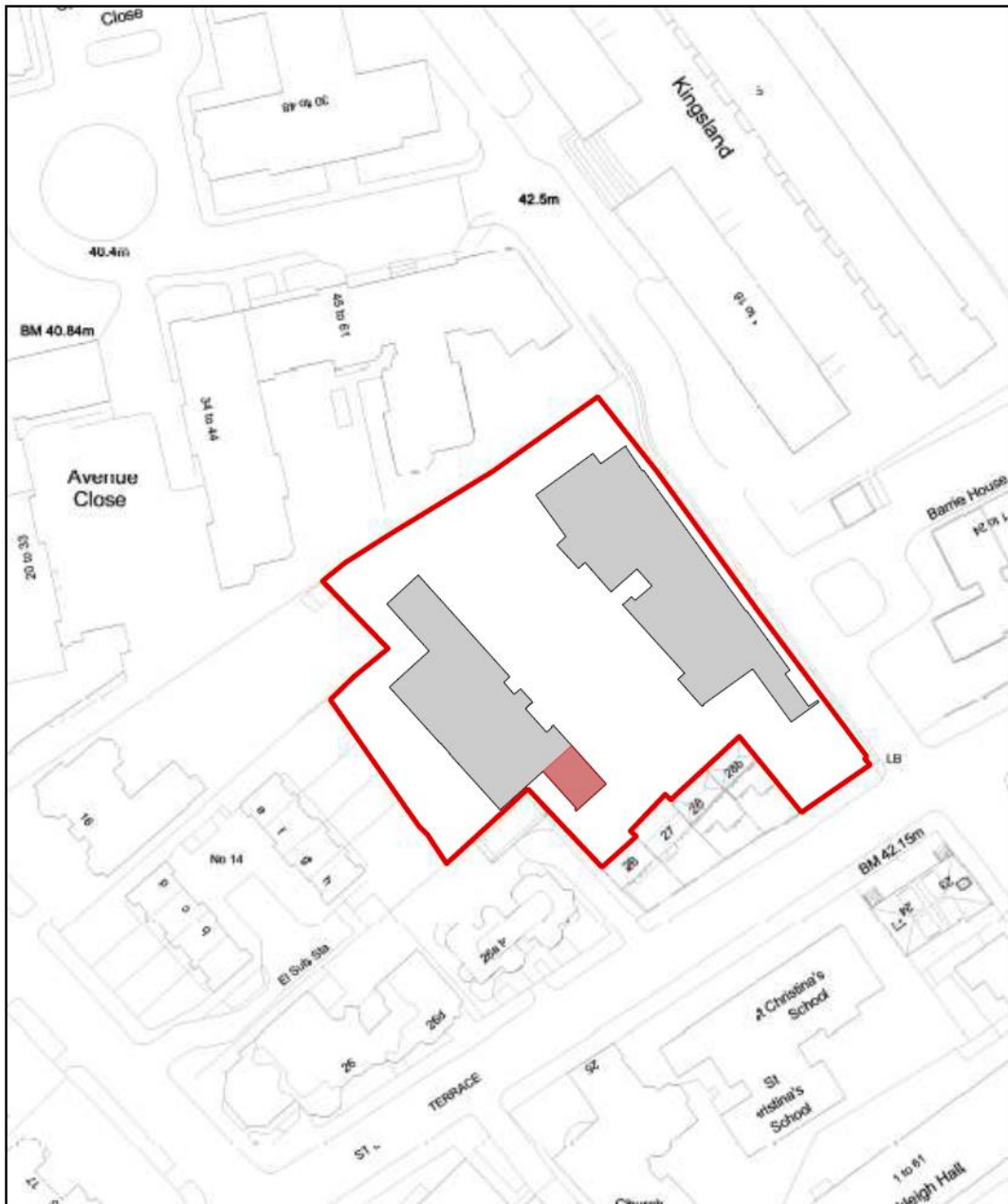


Figure 1. Location Plan

This is a Non-Material Amendment Application following granting of planning permission No. 2017/1465/P on the 9th of February 2018. The approved application proposed the conversion of existing waste/recycling refuse store to include excavation to create 1x 2bedroom self-contained flat and creation of associated lightwell within residential development (Class C3).

This application seeks approval for some non-material amendments to the approved plans. The changes are summarised below.

- Alteration of the approved scheme for structural reasons to mirror the approved design.
- Associated changes to the elevations.
- Formation of two external patio areas.

The existing structure consists of a 12m deep piled foundation and a ground beam 460mm below the existing floor level, which is a continuous foundation with the adjacent Building B. In addition to that, below the area where the new half-basement was proposed passes the main sewage drain of the whole development (Buildings A and B). In order not to interfere with the existing main sewage drain and the shared foundation between building B and the bin house it is proposed to mirror the approved scheme, moving the half-basement at the south side of the existing bin store.

The proposed unit remains practically unchanged, with a high level living area two mezzanine levels that incorporate one bedroom and one bathroom each, as well as the kitchen. In order to follow the existing structure the scheme has been slightly enlarged, with a GIA of 81sqm instead of 77sqm as was approved.

Externally, the entrance is moved towards the north and the lightwell is proposed towards the south of the front elevation. Changes in the elevations with addition and relocation of windows, along with

minor internal changes, will provide better living spaces with plenty of natural light and cross ventilation, having regard to the orientation of the site and its characteristics, as well as at the privacy of its users as well as that of the neighbours. Two private patios are proposed in the footprint of the existing flowerbed at the entrance and at the unused space at the south side of the bin store, providing 5 sqm more than the 7sqm of amenity space that would be expected for a 2-bedroom 4-people unit by the London Plan.

Submitted along with this application is a statement from the appointed structural engineer explaining the method of basement excavation, which remains unchanged from the approved BIA. This change has also been discussed with the head of Campbell Reith, who verbally confirmed that it is deemed as a Non-material amendment.

All changes are in line with policy DP24 for high quality design and aim to deliver a better space that provides healthy and safe living. The external changes respect the character of the existing building and the approved scheme and follow their design.

Finally, in accordance with NPPF and the Local Plan, the amended scheme supports a more sustainable development than the approved one, as both the structural and the architectural changes have been designed with a view to reduce the impact on the existing structure and to deliver a better unit in terms of energy consumption.