

PD7193/WE/AR-S/HH

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6 December 2019

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

PLANNING PORTAL: PP-08264895

Dear Sir / Madam

BLOCK E (THE HOUSE), 44-44A GLOUCESTER AVENUE, LONDON, NW1 8JD – APPLICATION UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) FOR NON MATERIAL AMENDMENTS TO PLANNING PERMISSION REF: 2016/7089/P

On behalf of our client, Victoria Square Property Company Limited (“the Applicant”), please find enclosed an application (“the Application”) under Section 96a of the Town and Country Planning Act 1990 (as amended) for non material amendments to planning permission ref: 2016/7089/P, which was approved by the London Borough of Camden on 22 June 2017.

Background

Planning permission was granted on 22 June 2017, under application ref: 2016/7089/P for:

“The partial demolition of the house at No.44A Gloucester Avenue to accommodate a rear and mansard roof extension, with restoration of architectural features and enlargement of existing basement.”

This planning permission was granted subject to a number of planning conditions, including pre-commencement conditions which have since been discharged (see summary below).

- Condition 4 (Materials) – discharged on 7 May 2019 (ref: 2018/2986/P);
- Condition 6 (Temporary Basement Construction) – discharged on 28 November 2018 (ref: 2018/2989/P);
- Condition 8 (Façade Retention Works) – discharged on 28 November 2018 (ref: 2018/2991/P);
and
- Condition 9 (Structural Method Statement) – discharged on 6 September 2018 (ref: 2018/2990/P).

Amendments

Since the approval of planning permission in June 2017, the Applicant has appointed a full technical design team to deliver the scheme. Through detailed design work, the need has arisen for a number of non material amendments to the approved scheme. The proposed amendments include:

- Revisions to demolition drawings to reflect correct survey data. Revisions include changes to the front balcony opening and amendments to reflect correct openings in the side elevation.
- Side basement balcony amended to include double door access instead of single door access.
- Amendments to approved store in the rear courtyard to incorporate bin and cycle storage.
- Relocation and extension of the lightwell to the edge of the house to reflect new internal layout.
- Inclusion of planters in the rear courtyard to provide a visual barrier to the bin store.
- Inclusion of bollards to the parking space to the rear courtyard for safety measures.
- Internal layout changes for structural and sales and marketing reasons.
- Demolition of internal chimney breast due to poor existing condition.
- Replacement of existing external staircase due to poor existing condition and following Structural Engineer's recommendation. In order to maintain historical accuracy, the replacement staircase will be made of Yorkstone to match the original design.
- Front and side balconies to have Yorkstone pavers and stone surrounds to reflect original design and historical accuracy. Window cills to be Portland stone.
- Addition of 'bar code' design to glass box extension to reflect the design approach within the wider development.

All of the above amendments are considered to be non material in nature and are required to deliver a more cognitive and comprehensive design and to accurately reflect the latest survey data. All amendments are illustrated in the Amendments Document, prepared by 21st Architecture, and on the updated plans and elevations that are submitted as part of this Application and detailed below.

In addition to the amendments to the plans approved under planning permission ref: 2016/7089/P, a number of amendments are also proposed in relation to the details approved under application ref: 2018/2986/P in respect of condition 4 (materials). These amendments are also detailed within 21st Architecture's Amendments Document and a concurrent application to re-discharge condition 4 has been submitted (ref: PP-08264898).

A further application will be submitted shortly for full planning permission for the installation of plant within an external plant enclosure in the rear courtyard (ref: PP-08264900). The area subject to this application is marked on the proposed plans submitted under the current Application.

Administrative Matters

This Application is submitted via the Planning Portal, ref: PP-08264895 and comprises:

- Non Material Application Form;
- PL6 Non Material Amendment Planning Application & Condition 4 Discharge Document, prepared by 21st Architecture, dated November 2019; and
- Revised Application Drawings (see Table 1 below).

Table 1: Application Drawings

Drawing Title	Drawing Number	As Approved (Rev)	Revised Proposed (Rev)
Existing Basement & Ground Floor Plans – Demolition Drawings	173_161216_PL1_DN_00	P	P1
Existing First Floor and Roof Plan – Demolition Drawings	173_161216_PL1_DN_01	P	P1
Existing Elevation 01 – Demolition Drawings	173_161216_PL1_DN_02	P	P1
Existing Elevation 02 – Demolition Drawings	173_161216_PL1_DN_03	P	
Existing Section 03 – Demolition Drawings	173_161216_PL1_DN_04	P	P1
Proposed Basement and Ground Floor Plans – General Arrangement	173_PL1_GA_00	P	P4
Proposed First and Second Floor Plans – General Arrangement	173_PL1_GA_01	P1	P2
Proposed Ground Floor Block Plan	173_PL1_GA_10	P	P2
Proposed Elevations 01 – General Arrangement	173_PL1_GE_01	P1	
Proposed Elevations 02 – General Arrangement	173_PL1_GE_02	P2	P3
Proposed Elevations 03 – General Arrangement	173_PL1_GE_03	P2	P3
Proposed Ground Floor Plan – Block Plan	173_PL1_GE_10	P1	
Proposed Floor Plans – General Arrangement Landscaping	173_PL1_LA_01	Not previously submitted	P1
Proposed Rear Courtyard Plan	173_PL1_SS_01	Not previously submitted	P

The application fee of £259 (including £25 Planning Portal administration fee) has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (Statutory Instrument No.2920) (As Amended) and payment has been made online.

We trust the above and enclosed is in order and will allow you to issue confirmation of the validation of the application. However, if you have any outstanding queries or should you require any further information please do not hesitate to contact Harriet Humphrey (harriet.humphrey@montagu-evans.co.uk / 020 7312 7541).

Yours faithfully

Montagu Evans

MONTAGU EVANS LLP

Enc.