

JANUARY 2020

PL6

NON MATERIAL
AMENDMENT
PLANNING
APPLICATION
& CONDITION 4
DISCHARGE

44 A GLOUCESTER
AVENUE LONDON
NW1 8JD

21
st

ARCHITECTURE LTD



CHALK FARM
UNDERGROUND
STATION

44 GLOUCESTER AVENUE





CAMDEN TOWN
UNDERGROUND
STATION

ARCHITECT

21ST ARCHITECTURE LTD.
314 GOSWELL ROAD,
LONDON,
EC1V 7AF



PLANNING AND HERITAGE CONSULTANT

MONTAGU EVANS
5 BOLTON STREET,
LONDON,
W1J 8BA



STRUCTURAL ENGINEER

ELLIOTWOOD
241 THE BROADWAY,
LONDON,
SW19 1SD



PROJECT MANAGER

PROJECT & BUILDING
CONSULTANCY
6-7 NEW BRIDGE STREET
LONDON
EC4V 6AB



M&E CONSULTANT

MENDICK WARING
EDELMAN HOUSE,
1238 HIGH ROAD,
LONDON,
N20 0LH



CONTENTS

1.0 Introduction

- 1.1 Executive Summary
- 1.2 Overview and Structure of Document
- 1.3 Content of Submission
- 1.4 Justification of Design Changes
- 1.5 Approved Architectural Drawings
- 1.6 Amended and New Architectural Drawings

2.0 Proposed Main Scheme Changes Ref 2016/7089/P

- 2.1 Changes to Consented Demolition Basement and Ground Plans
- 2.2 Changes to Consented Demolition First and Second Plans
- 2.3 Changes to Consented Demolition Rear and Side Elevations
- 2.4 Changes to Consented Demolition Front Elevations
- 2.5 Changes to Consented Block Plan
- 2.6 Changes to Consented Basement and Ground Plans
- 2.7 Changes to Consented First and Second Plans
- 2.8 Changes to Consented Rear and Side Elevations

3.0 Proposed Additional Information

- 3.1 Additional Information - New Elements to Rear Courtyard
- 3.2 Additional Information - New Materials

4.0 Proposed Changes to Condition 4 Scheme Ref 2018/2986/P

- 4.1 Changes to Consented Condition 4 Front Elevation
- 4.2 Changes to Consented Condition 4 Rear Elevation
- 4.3 Changes to Consented Condition 4 Side Elevation
- 4.4 Changes to Consented Condition 4 Side Elevation

1.10 Executive Summary

- 1.11 Planning Permission has been granted, via the application 2016/7089/P, for the following works at 44-44A Gloucester Avenue, London, NW1 8JD
- 1.12 *"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."*
- 1.13 Additional information has been submitted for the Planning Permission application 2016/7089/P containing discharge of the condition 4 (material) changes relating to details of railings, windows and doors, façade and facing materials under the reference number 2018/2986/P. The conditions have been discharged and approval of details granted on 07/05/2019
- 1.14 Through the detailed design process, the need has arisen for a number of changes to the approved scheme. As such, 'Victoria Square Property Company Limited' ("The Applicant") seek non material changes to this application via a Section 96a, Non Material Amendment application.
- 1.15 21st Architecture Ltd have been appointed, along with a full design team, to prepare all required information to illustrate these changes.
- 1.16 The Full Planning History relating to this site will be provided within the accompanying Planning Statement, completed by Montagu Evans.

1.20 Overview and Structure of the Document

- 1.21 The structure of the document has been devised to clearly demonstrate the changes the applicant is seeking approval for.
- 1.22 This document outlines the Architectural changes to the design through clear diagrams highlighting the Approved drawings against the Proposed.

1.30 Content of Submission

- 1.31 This submission outlines the non material amendments to the design consented via Planning Permission ref: 2016/7089/P. A separate application to re-discharge condition 4 has been submitted alongside the non-material amendment application. Changes to both applications are as follows;
- Due to incorrect initial survey basement front balcony opening has been revised in the demolition drawings
 - Demolition drawings have been revised with correct openings in the side elevation and other minor changes
 - Side basement balcony to have single door access
 - Approved store modified to cycle store, bin store relocated to rear of the courtyard and the base of the lightwell extended to the edge of the house
 - Planters have been placed in the rear courtyard
 - Lightwell relocation and change in plan to adapt to new layout
 - Bollards have been added to the parking space to the rear courtyard. Specification for the pavers incorporated in the scheme
 - Internal layout changes have been made for sales and marketing purposes and due to structural changes
 - In order to preserve original design and historical accuracy front and side balconys to have Yorkstone pavers and stone surrounds and cills to windows to be Portland stone.
 - Existing staircase to be replaced and Yorkstone pavers to be introduced to match original design.
 - "Barcode" design to glassbox to match the design rest of the development

1.40 Justification of Design Changes

- 1.41 Since the approval of planning permission in June 2017 and the subsequent approval of details pursuant to condition 4 in May 2019, the applicant has appointed a full technical design team to deliver the scheme
- 1.42 As with any scheme of this nature, with complex site constraints and parameters, the design develops when input is provided from Engineers and other consultants.
- 1.43 Therefore, in simplistic terms, this application seeks planning consent for non material changes to the design, which reflect a more cognitive and comprehensive design.
- 1.44 Due to difficulties in correctly surveying the house prior to the initial design, minor changes to the consented demolition drawings have been submitted to bring the design into line with accurate survey data.
- 1.45 Planters have been placed in order to provide visual barrier to bin store. Existing approved store to be modified to cycle store.
- 1.46 Bollards to the car park have been added for safety measures
- 1.47 Front balcony existing external staircase is in poor condition and as per Structural Engineers requirements, requires to be demolished and replaced. Original design is to be preserved with implementing the Yorkstone to maintain historical accuracy.
- 1.48 In order to maintain historical accuracy both basement balconies are to have Yorkstone pavers and Portland stone surrounds as per intended original design.

1.0 INTRODUCTION

1.50 Approved Architectural Drawings

1.51 The Approved Architectural Drawings are listed below. These documents represent a hybrid between the Consent **2016/7089/P** and the subsequent consented Condition 4 **2018/2986/P** discharge document

Full Planning application **2016/7089/P** documents:

173_PL1_S_00 Rev P
173_161216_PL1_EE_01 Rev P
173_161216_PL1_EE_02 Rev P
173_161216_PL1_ES_01 Rev P
173_161216_PL1_EX_01 Rev P
173_161216_PL1_EX_02 Rev P
173_161216_PL1_DN_00 Rev P
173_161216_PL1_DN_01 Rev P
173_161216_PL1_DN_02 Rev P
173_161216_PL1_DN_03 Rev P
173_161216_PL1_DN_04 Rev P
173_PL1_GA_00 Rev P
173_PL1_GA_01 Rev P1
173_PL1_GA_10 Rev P
173_PL1_GE_01 Rev P1
173_PL1_GE_02 Rev P2
173_PL1_GE_03 Rev P2
173_PL1_GE_10 Rev P1

Discharge of Condition 4 **2018/2986/P** documents

173_PL-COND_04D_01_Rev P2
173_PL-COND_04D_02_Rev P2
173_PL-COND_04D_03_Rev P3
173_E_PL_COND_04_01 Rev A
173_E_PL_COND_04_02 Rev *
173_E_PL_COND_04_03 Rev *
173_E_PL_COND_04_04 Rev *
173_E_PL_COND_04_05 Rev A
173_E_PL-COND_04_06 Rev B
173_E_PL-COND_04_07 Rev *
173_E_PL-COND_04_08 Rev *

1.60 Amended and New Architectural Drawings

1.61 The Updated Architectural Drawing revision codes are as follows (the drawings to be revised, along with the new revision codes, are highlighted below): We have also included new drawings in the list below

Full Planning application **2016/7089/P** documents:

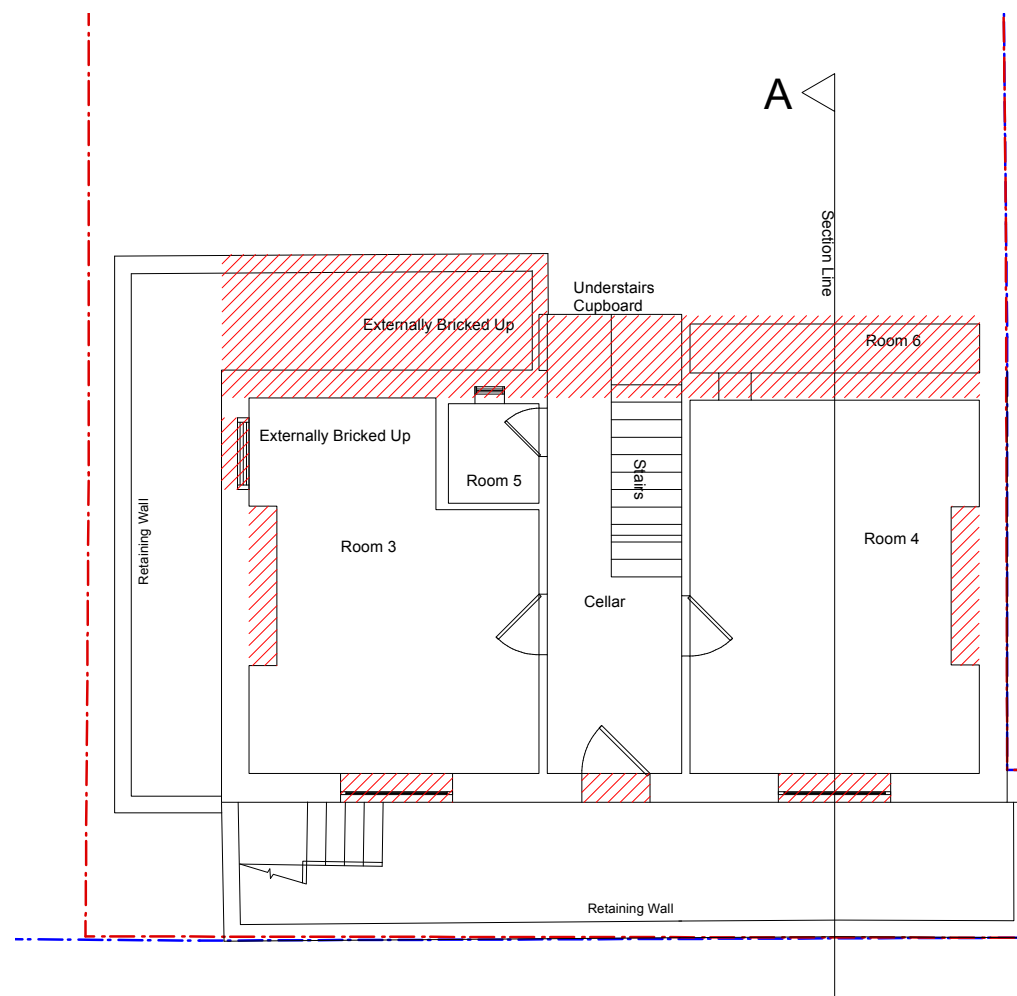
173_PL1_S_00 Rev P
173_161216_PL1_EE_01 Rev P
173_161216_PL1_EE_02 Rev P
173_161216_PL1_ES_01 Rev P
173_161216_PL1_EX_01 Rev P
173_161216_PL1_EX_02 Rev P
173_161216_PL1_DN_00 Rev P1
173_161216_PL1_DN_01 Rev P1
173_161216_PL1_DN_02 Rev P1
173_161216_PL1_DN_03 Rev P1
173_161216_PL1_DN_04 Rev P1
173_PL1_GA_00 Rev P4
173_PL1_GA_01 Rev P2
173_PL1_GA_10 Rev P2
173_PL1_GE_01 Rev P1
173_PL1_GE_02 Rev P3
173_PL1_GE_03 Rev P3
173_PL1_GE_10 Rev P1
173_PL1_LA_01 Rev P1 (New drawing)
173_PL1_SS_01 Rev P (New drawing)

Discharge of Condition 4 **2018/2986/P** documents

173_PL-COND_04D_01_Rev P3
173_PL-COND_04D_02_Rev P4
173_PL-COND_04D_03_Rev P4
173_PL-COND_04D_04_Rev P (New drawing)
173_E_PL_COND_04_01 Rev A
173_E_PL_COND_04_02 Rev *
173_E_PL_COND_04_03 Rev *
173_E_PL_COND_04_04 Rev *
173_E_PL_COND_04_05 Rev A
173_E_PL-COND_04_06 Rev B
173_E_PL-COND_04_07 Rev *
173_E_PL-COND_04_08 Rev *

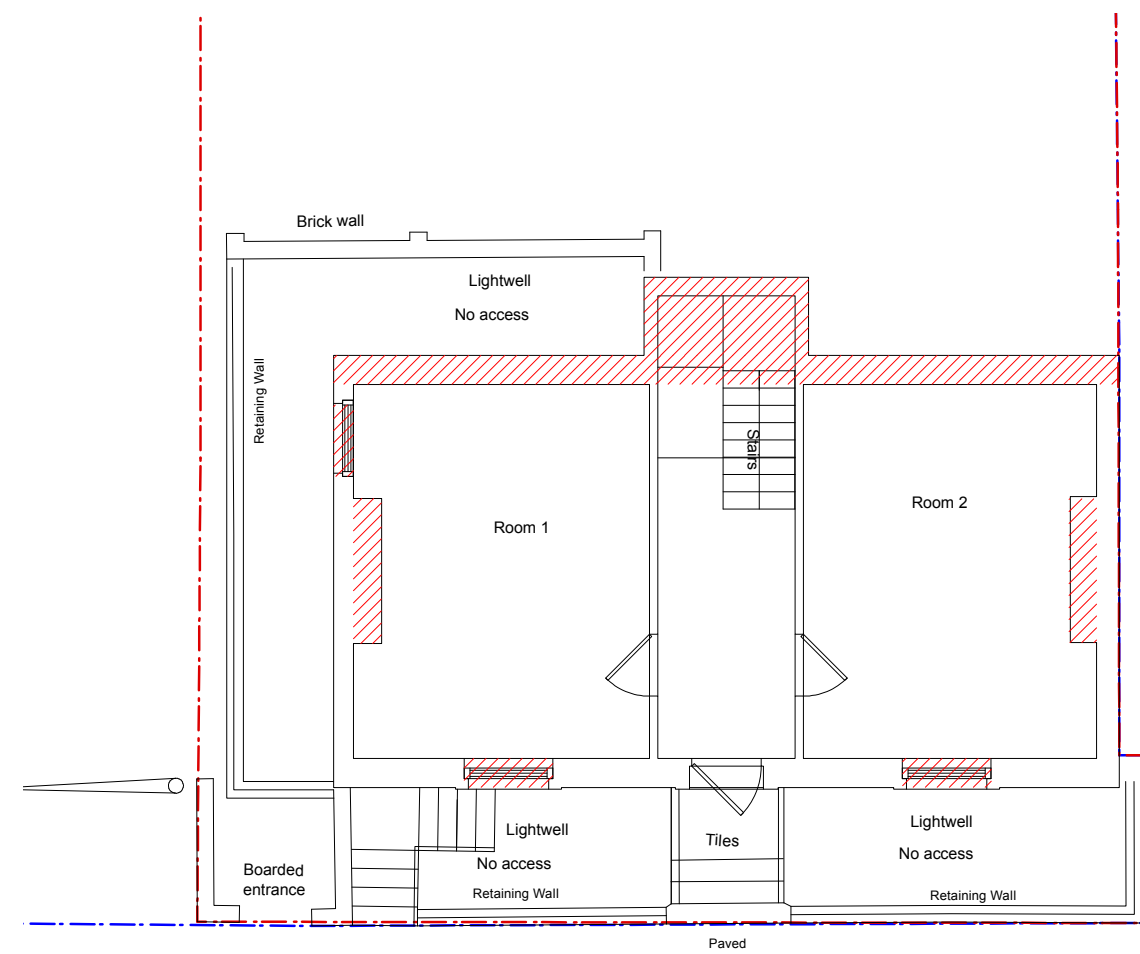
2.0 PROPOSED MAIN SCHEME CHANGES

- 2.1 Changes to Consented Demolition Basement and Ground Plans
- 2.2 Changes to Consented Demolition First and Second Plans
- 2.3 Changes to Consented Demolition Rear and Side Elevations
- 2.4 Changes to Consented Demolition Front Elevations
- 2.5 Changes to Consented Block Plan
- 2.6 Changes to Consented Basement and Ground Plans
- 2.7 Changes to Consented First and Second Plans
- 2.8 Changes to Consented Rear and Side Elevations



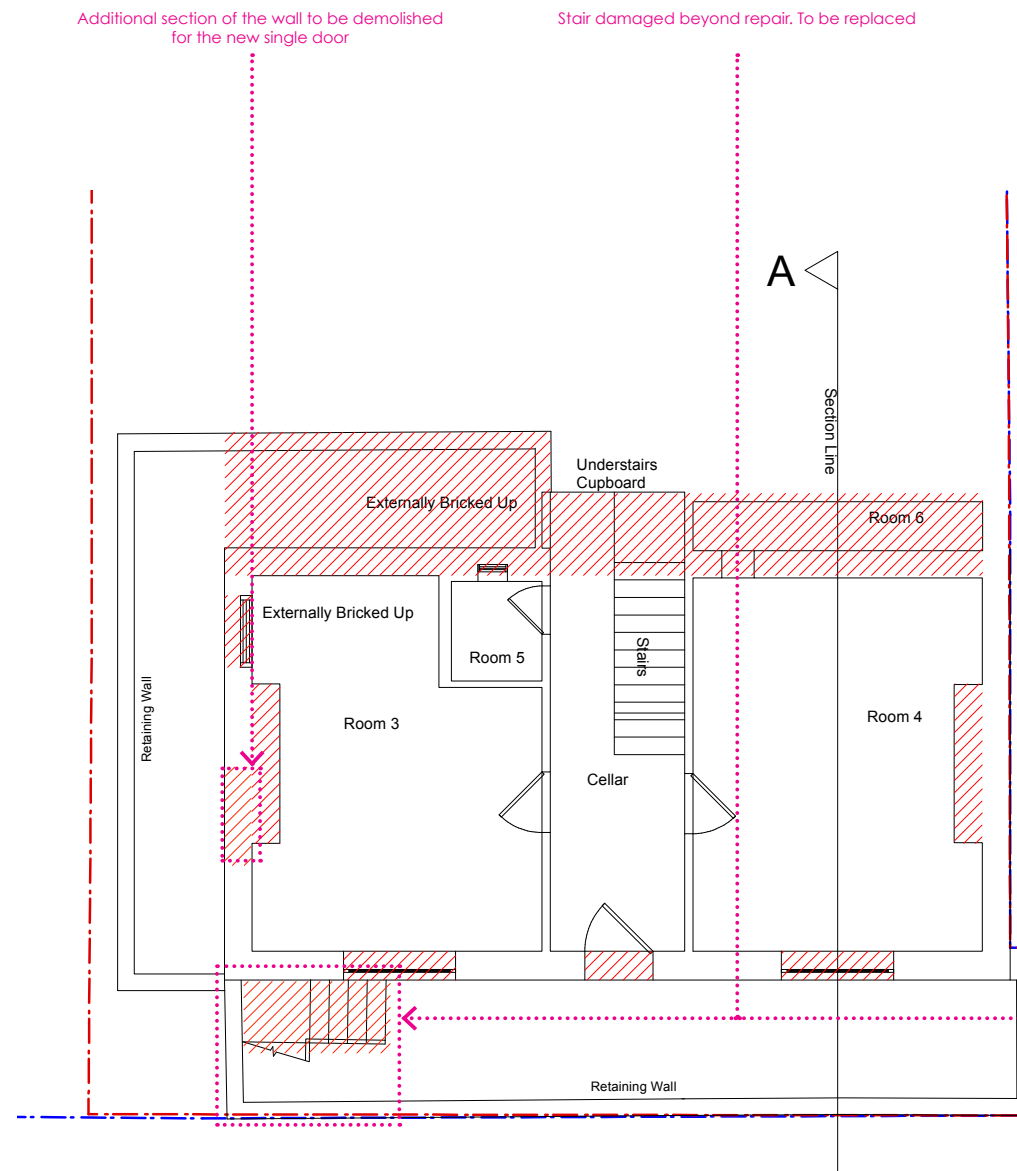
173_PL1_DN_00_P

CONSENTED DEMOLITION BASEMENT PLAN



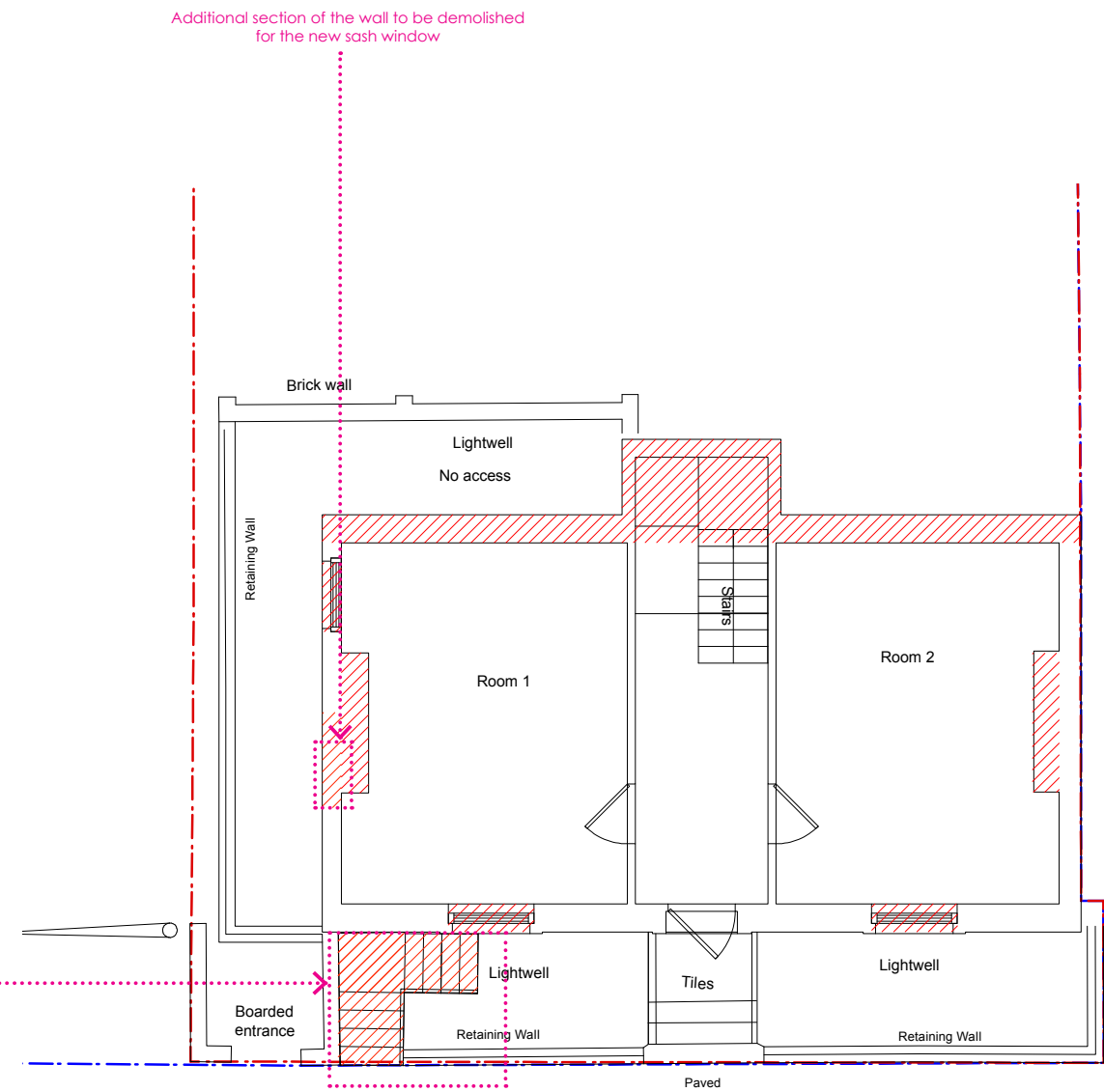
CONSENTED DEMOLITION GROUND FLOOR PLAN

2.1 CHANGES TO CONSENTED DEMOLITION BASEMENT AND GROUND FLOOR

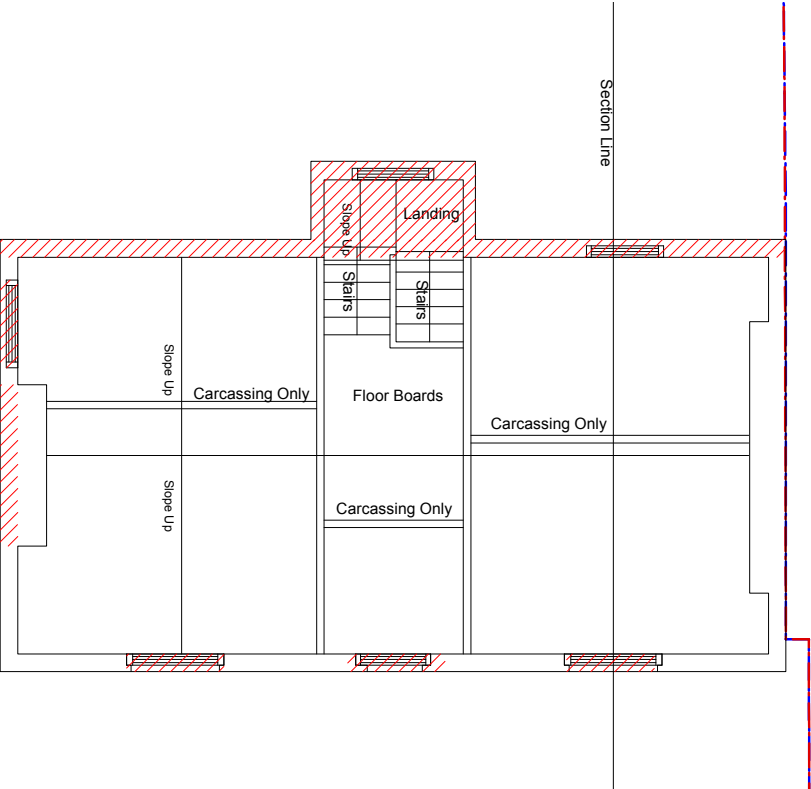


173_PL1_DN_00_P1

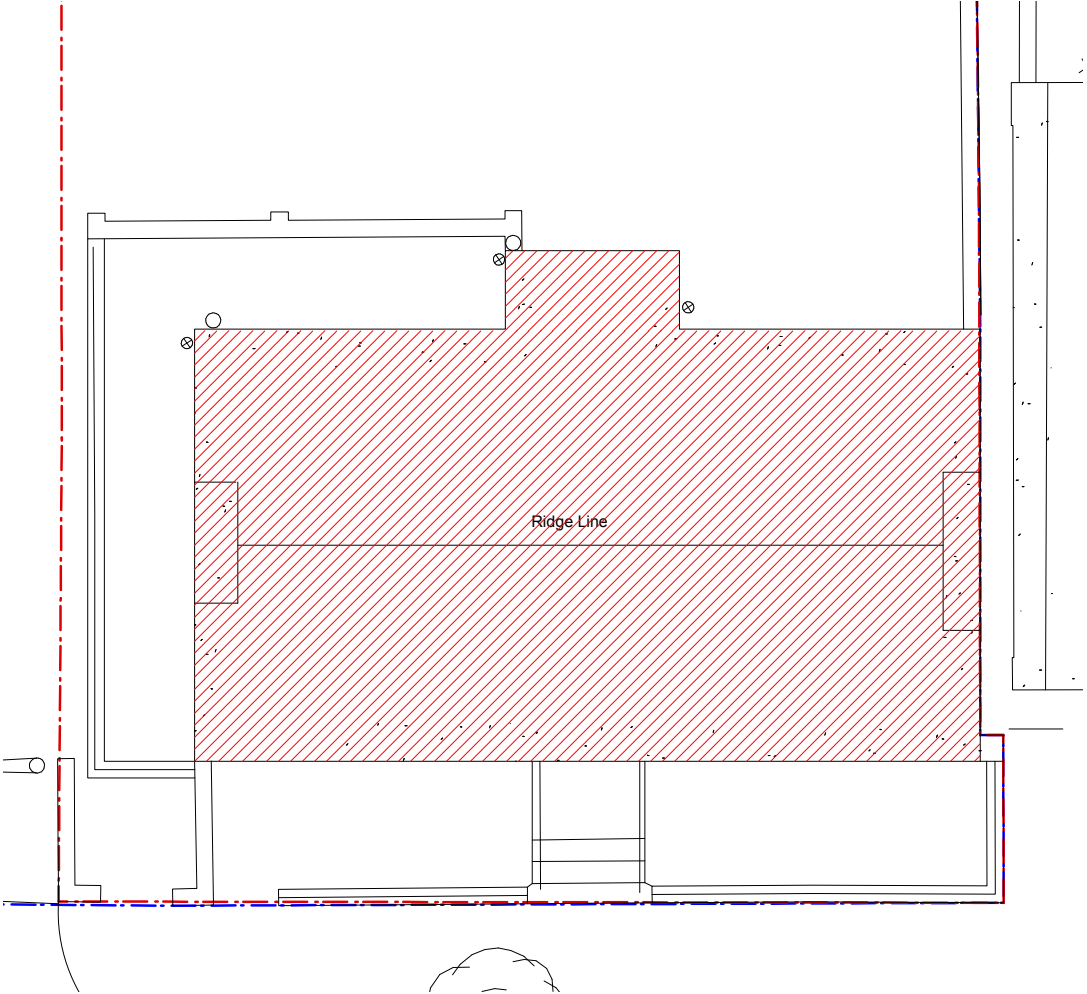
REVISED PROPOSED DEMOLITION BASEMENT PLAN



REVISED PROPOSED DEMOLITION GROUND FLOOR PLAN



173_PL1_DN_01_P
CONSENTED DEMOLITION FIRST FLOOR PLAN

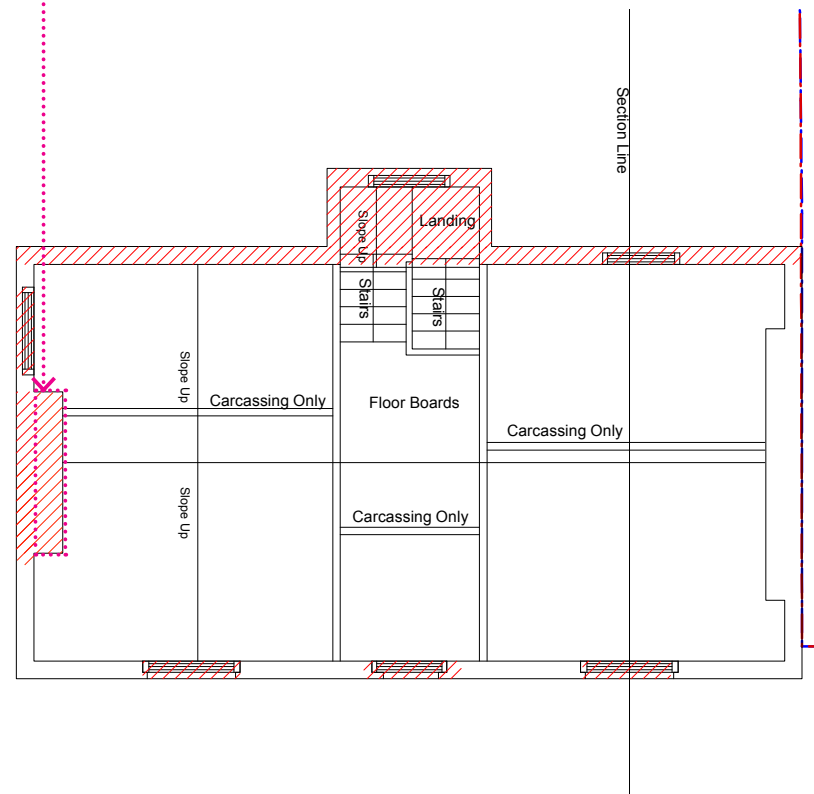


CONSENTED DEMOLITION FIRST FLOOR PLAN



2.2 CHANGES TO CONSENT-ED DEMOLITION FIRST AND SECOND FLOORS

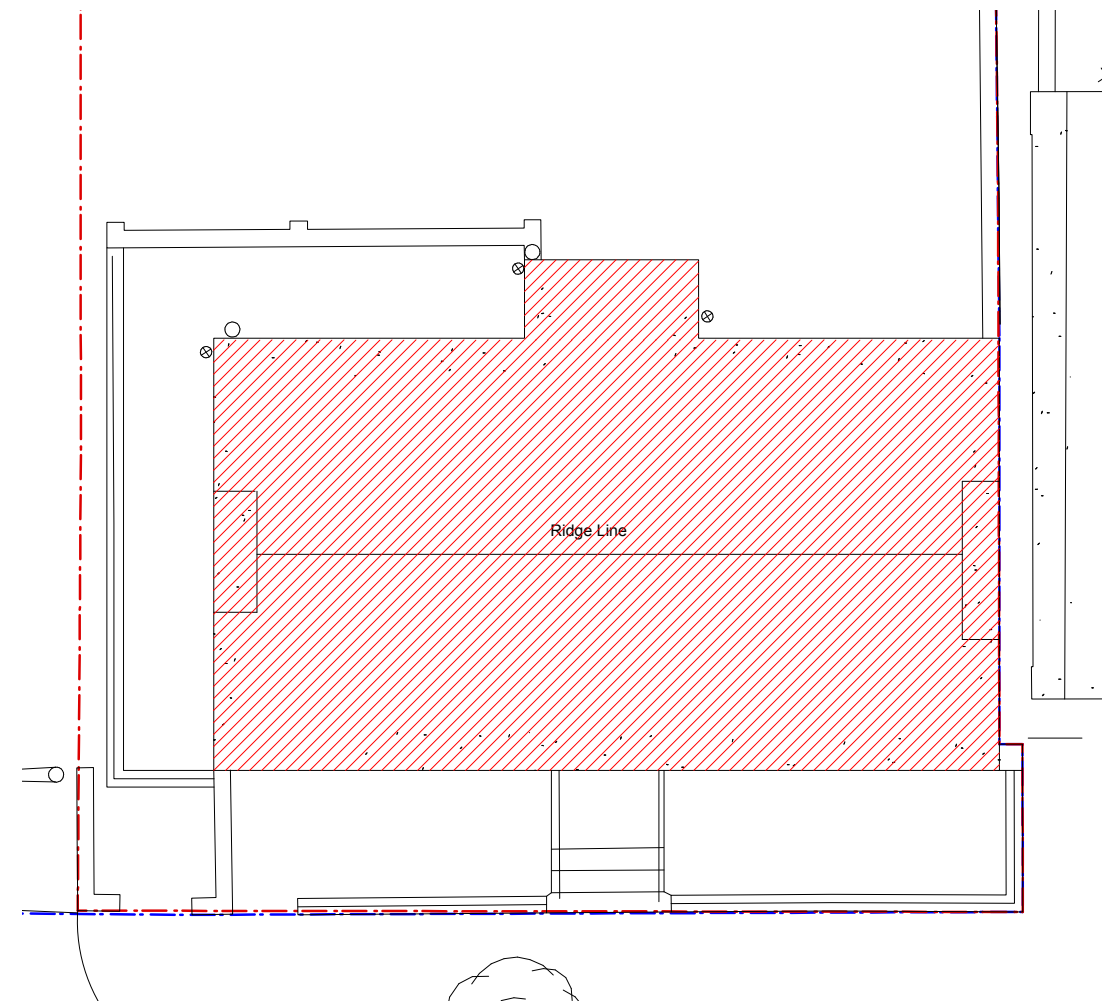
Additional opening made for the new window.
Internal chimney breast to be demolished due
to poor existing condition



173_PL1_DN_01_P1

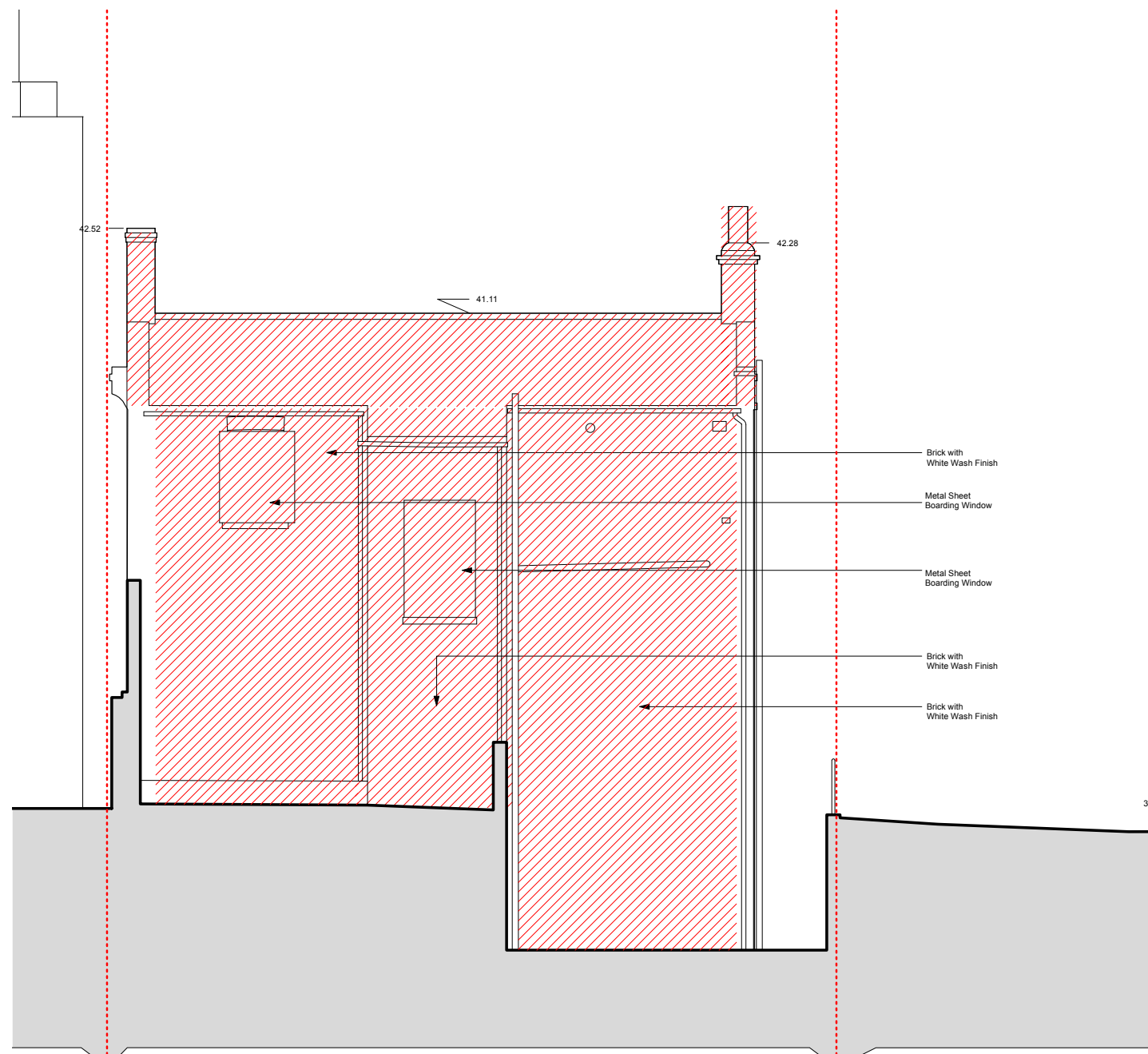
REVISED PROPOSED DEMOLITION FIRST FLOOR PLAN

NO CHANGES PROPOSED TO ROOF DEMOLITION

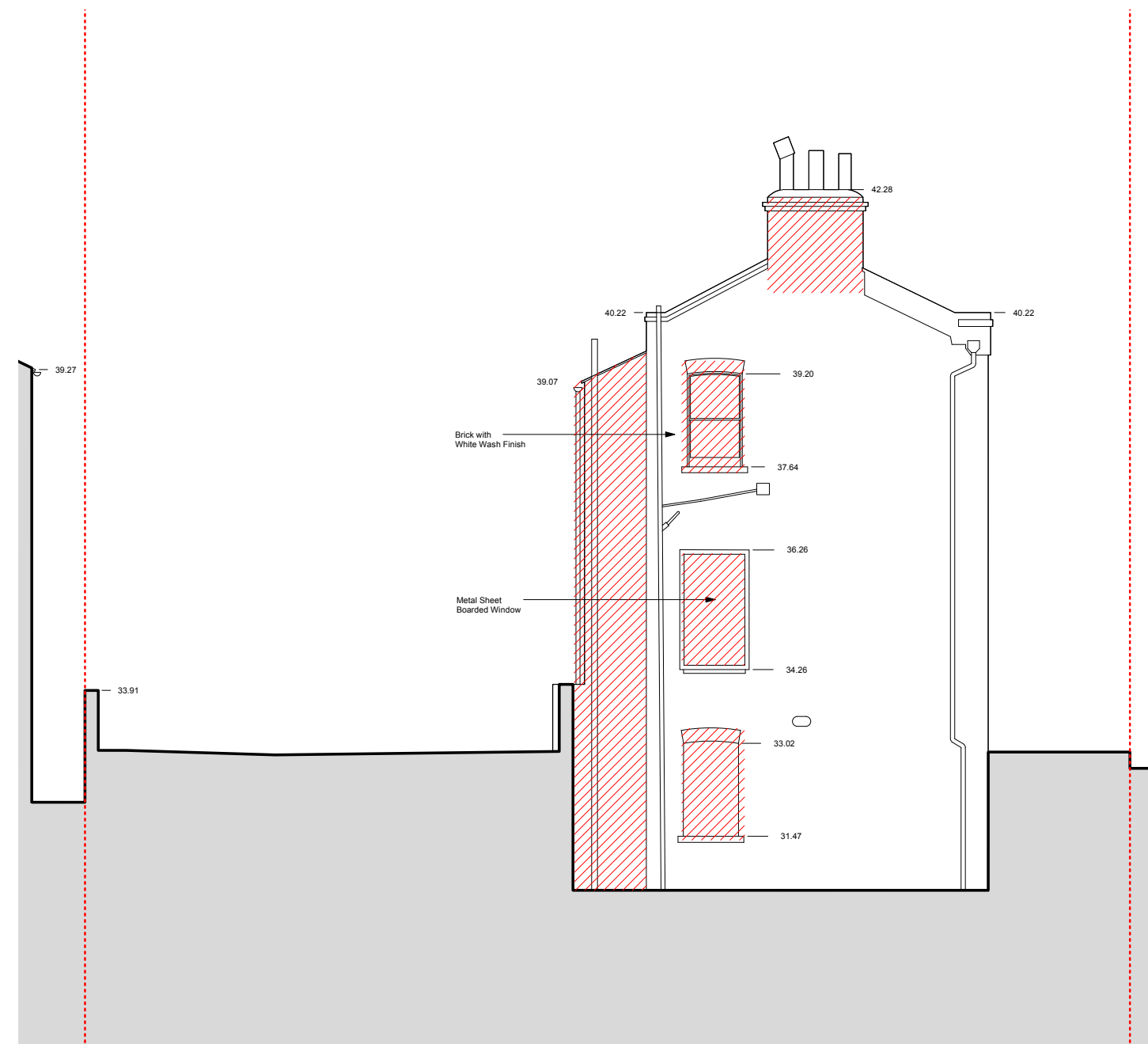


REVISED PROPOSED DEMOLITION SECOND FLOOR PLAN



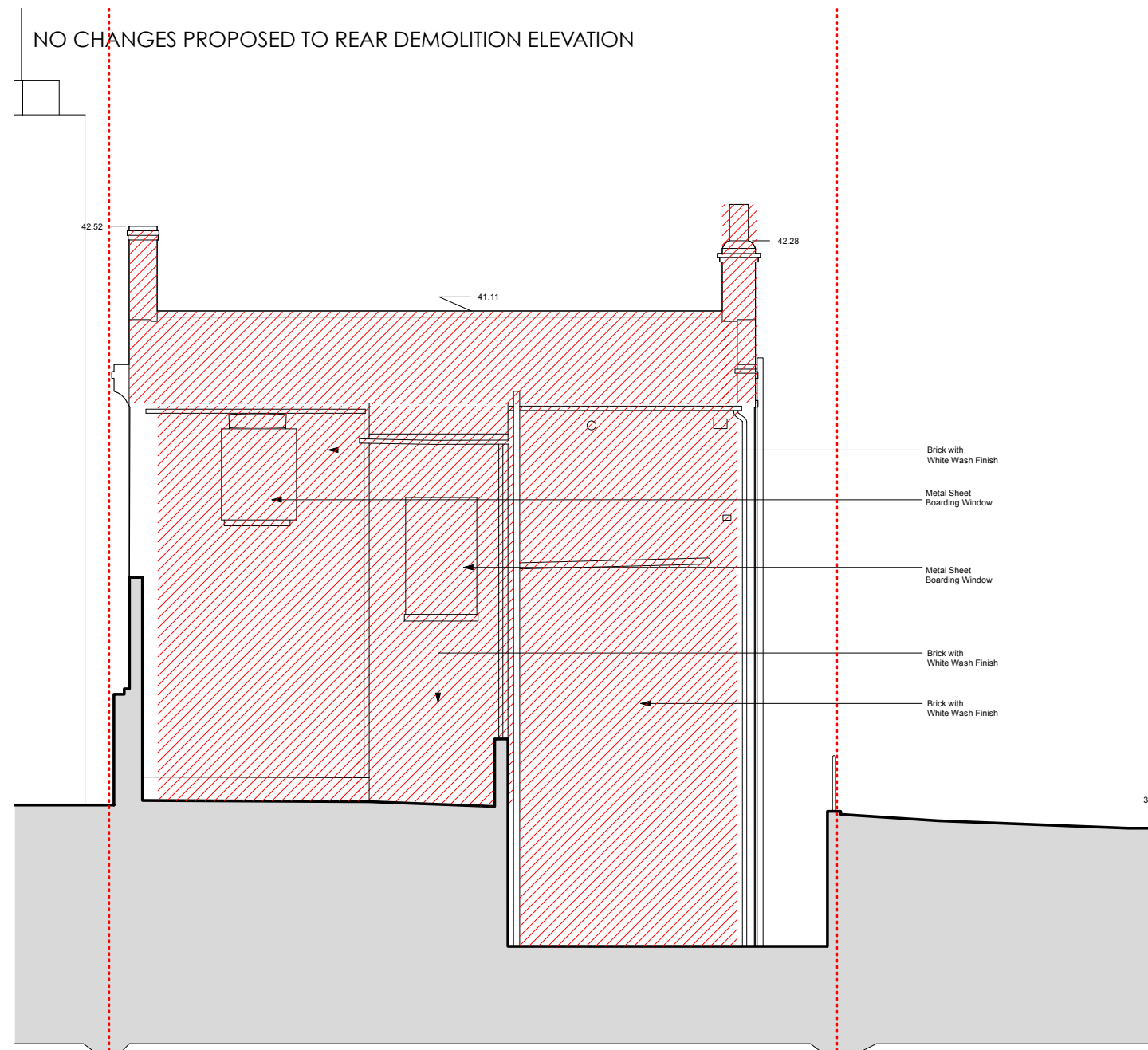


173_PL1_DN_03_P
 CONSENTED REAR DEMOLITION ELEVATION



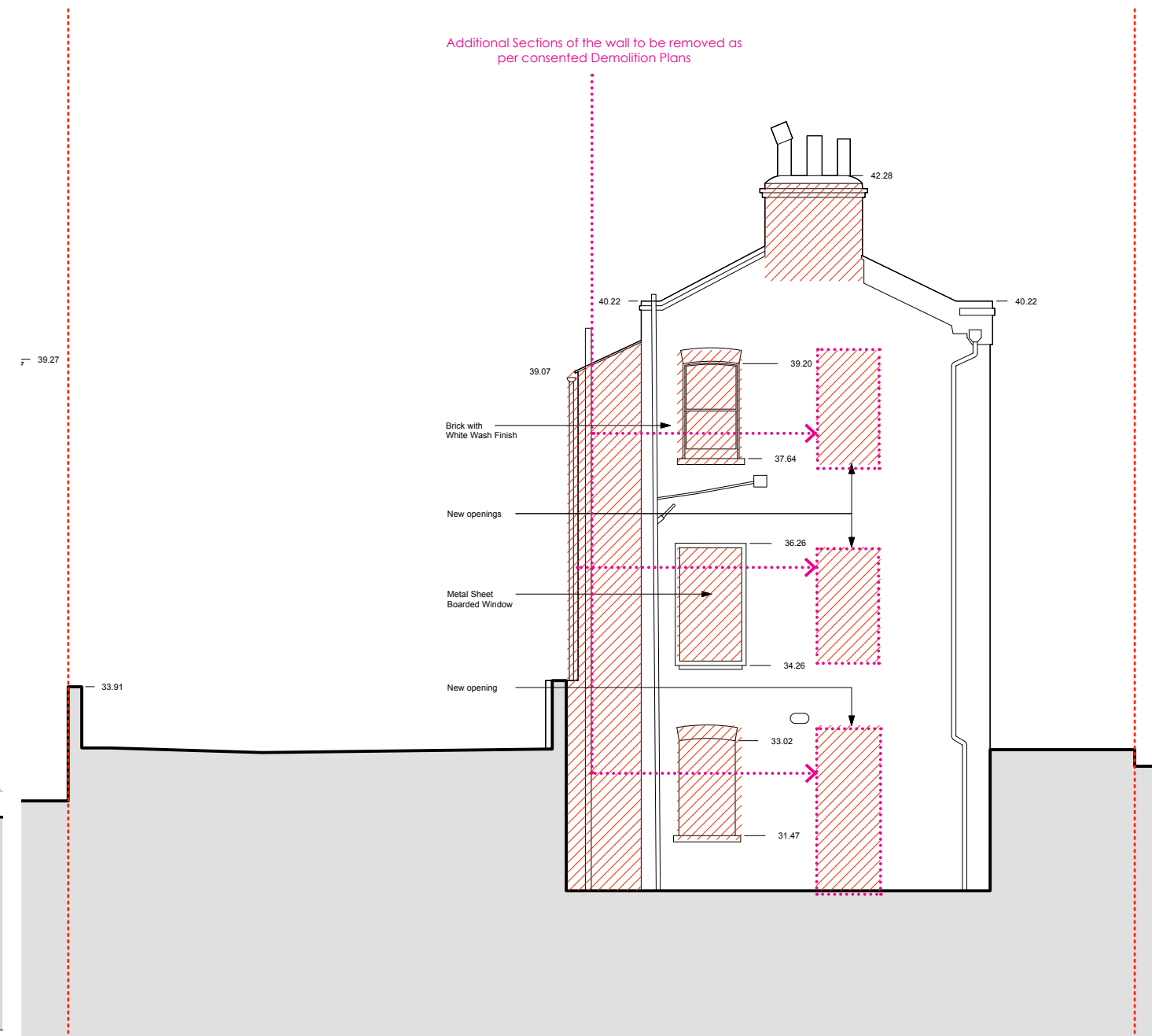
173_PL1_DN_04_P
 CONSENTED SIDE DEMOLITION ELEVATION

2.3 CHANGES TO CONSENTED DEMOLITION REAR AND SIDE ELEVATIONS



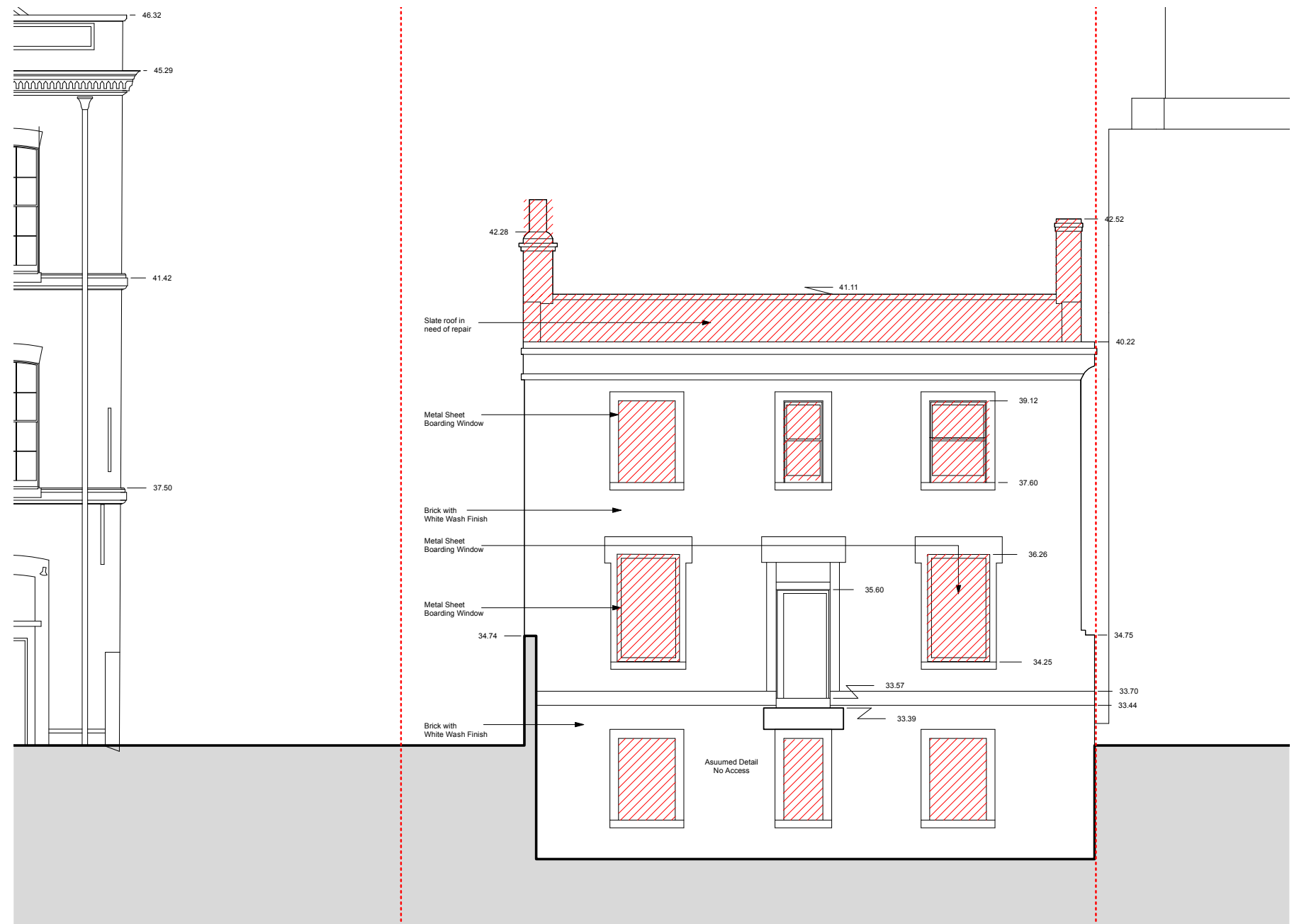
173_PL1_DN_03_P1

PROPOSED REVISED REAR DEMOLITION ELEVATION



173_PL1_DN_04_P1

PROPOSED REVISED SIDE DEMOLITION ELEVATION

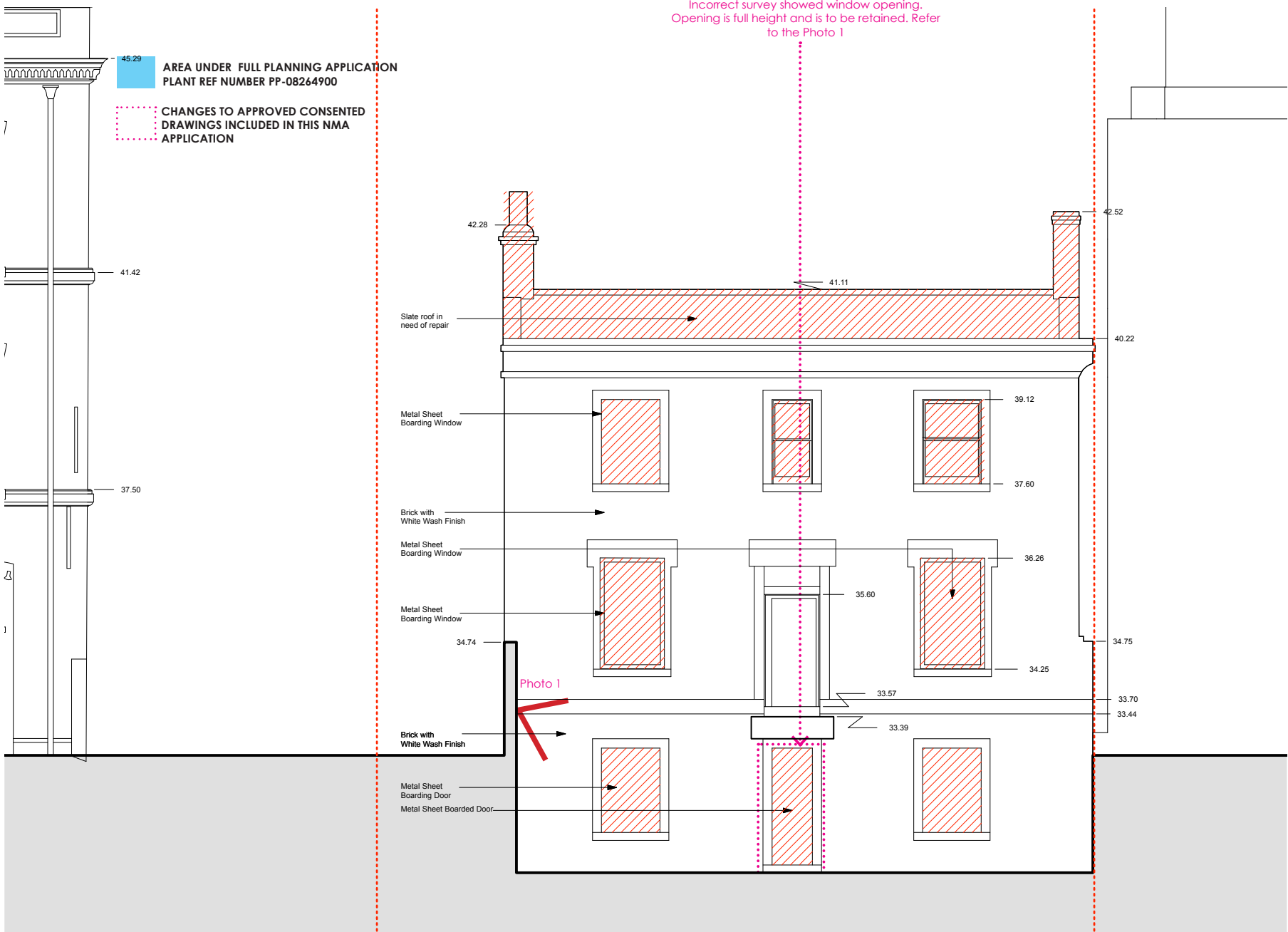


173_PL1_DN_02_P
 CONSENTED DEMOLITION FRONT ELEVATION

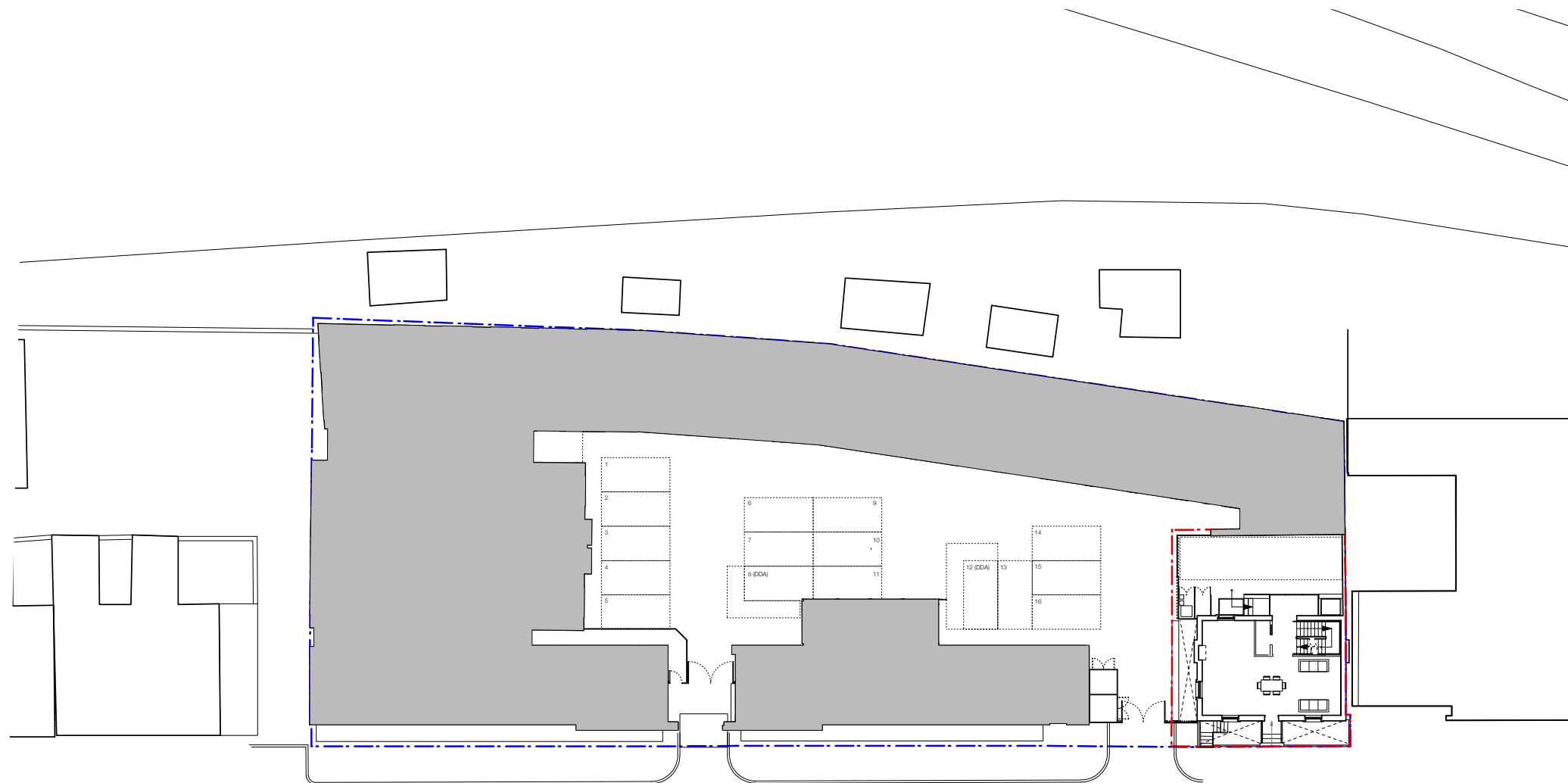
2.4 CHANGES TO CONSENTED DEMOLITION FRONT ELEVATION



PHOTO 1. PHOTO OF THE EXISTING FULL HEIGHT OPENING

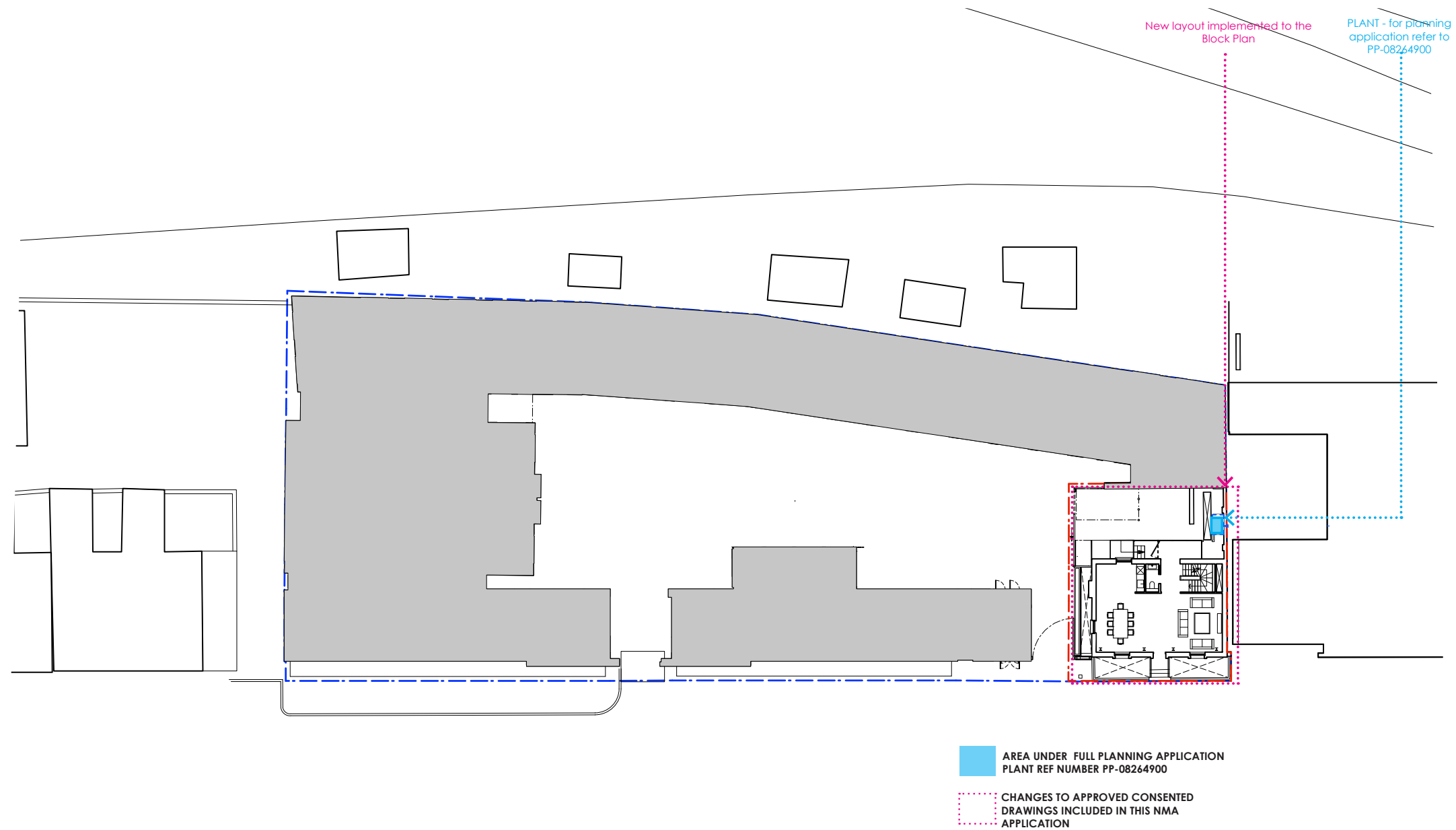


173_PL1_DN_02_P1
REVISED DEMOLITION FRONT ELEVATION

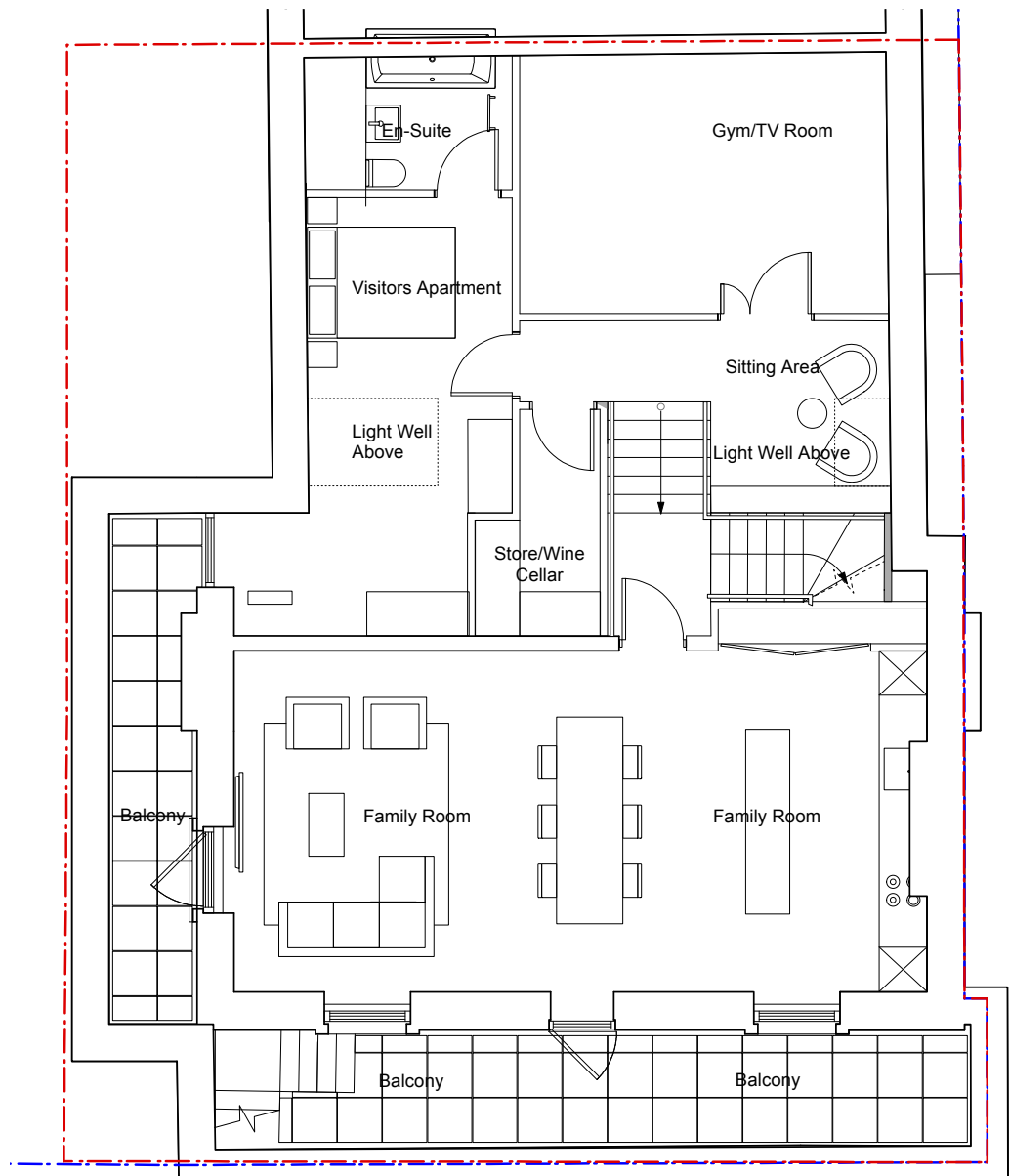


173_PL1_GA_10_P
 CONSENTED BLOCK PLAN

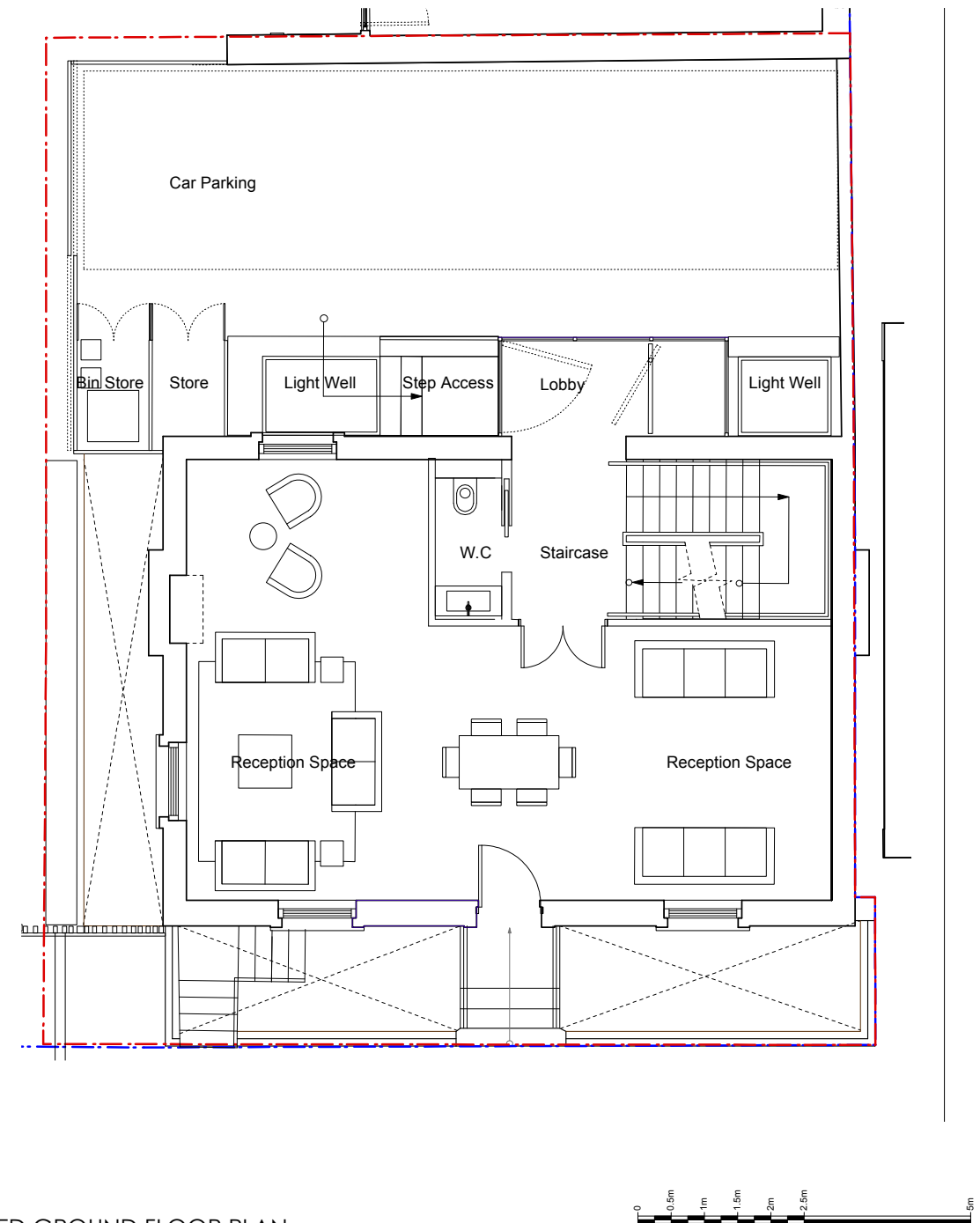
2.5 CHANGES TO CONSENTED BLOCK PLAN



173_PL1_GA_10_P1
REVISED PROPOSED BLOCK PLAN



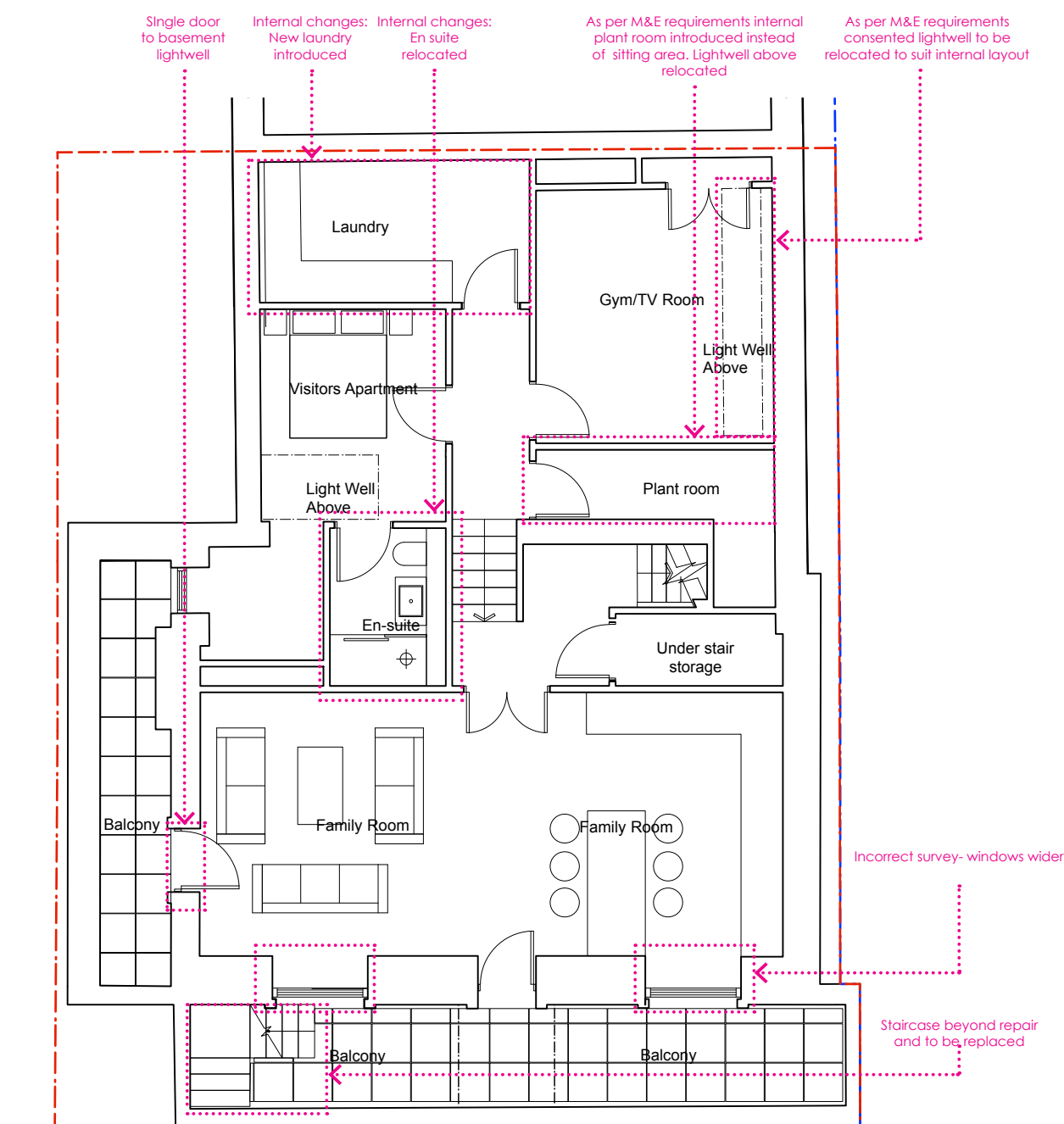
173_PL1_GA_00_P2
 CONSENTED BASEMENT PLAN



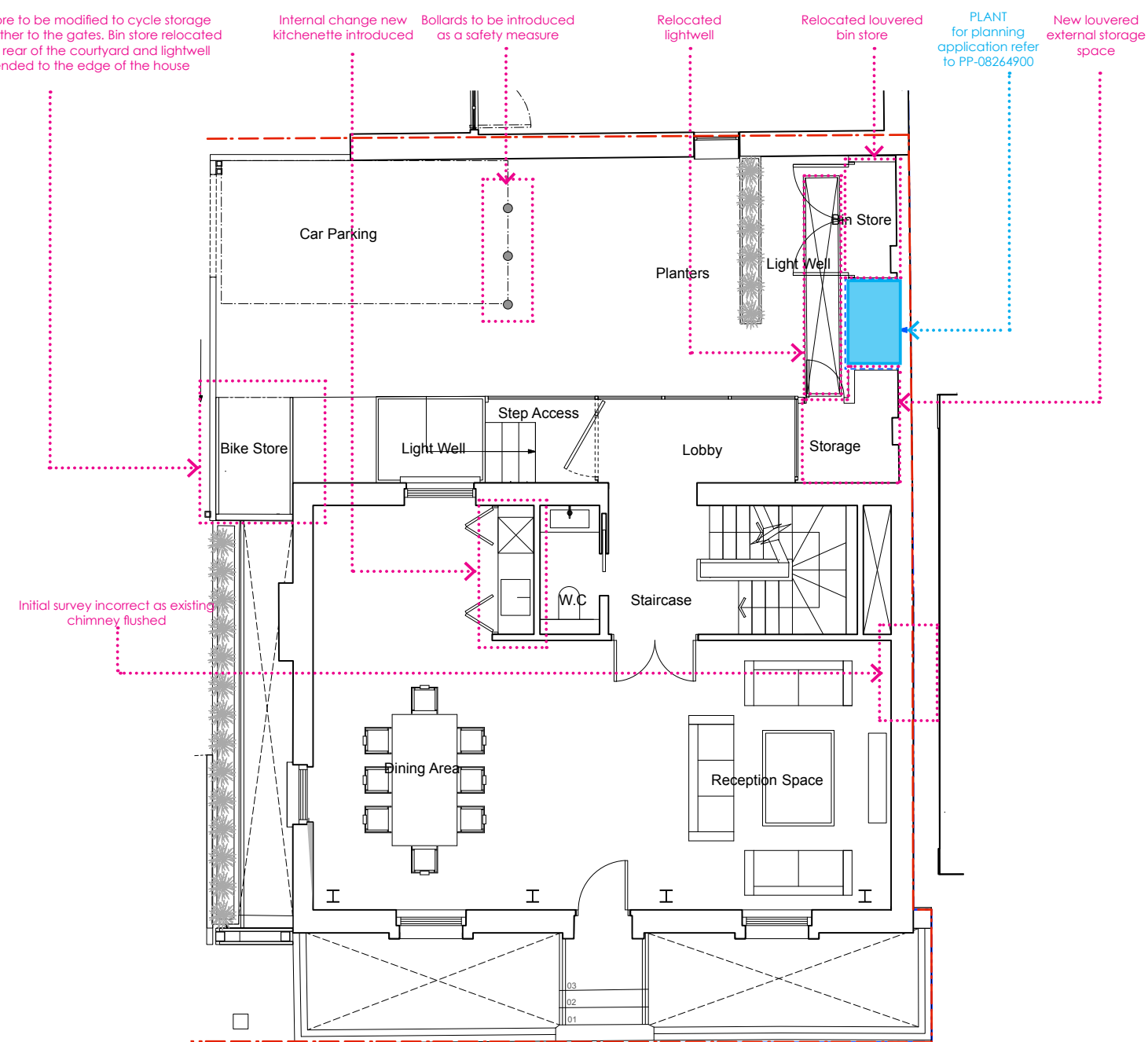
CONSENTED GROUND FLOOR PLAN



2.6 CHANGES TO CONSENTED BASEMENT AND GROUND FLOORS



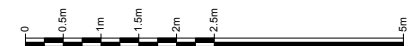
173_PL1_GA_00_P3
REVISED PROPOSED BASEMENT PLAN

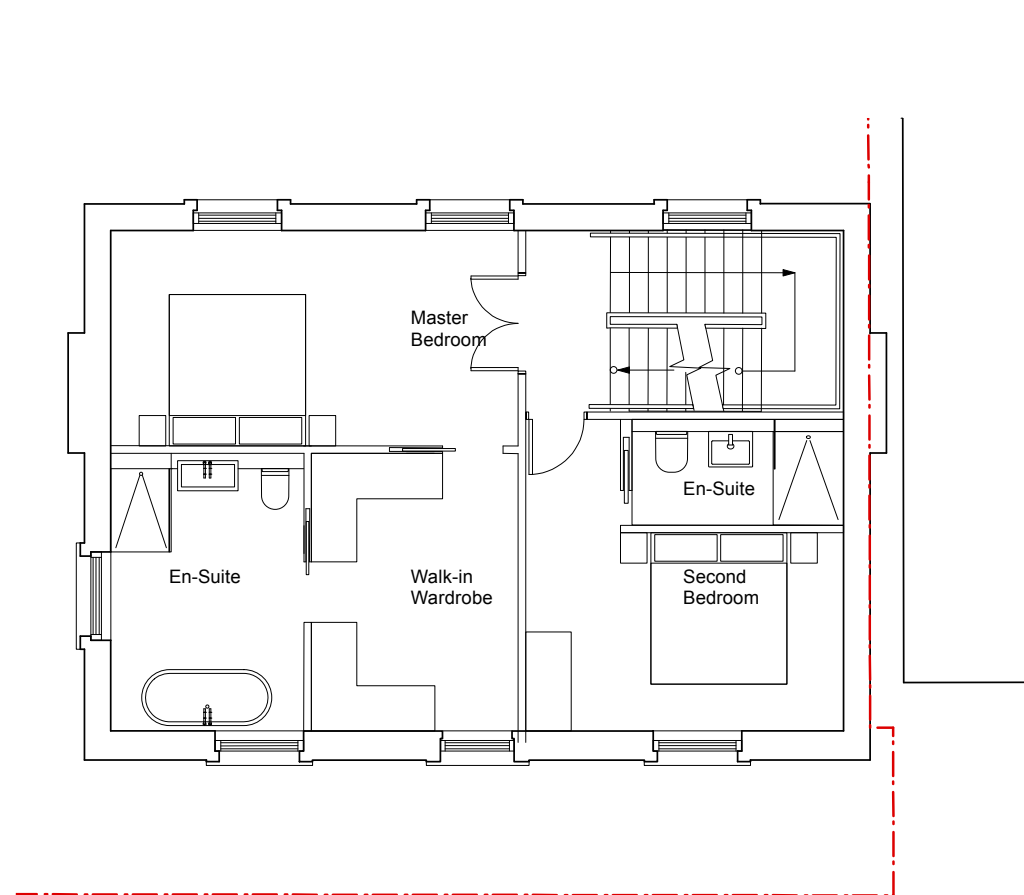


173_PL1_GA_00_P2
REVISED PROPOSED GROUND FLOOR PLAN

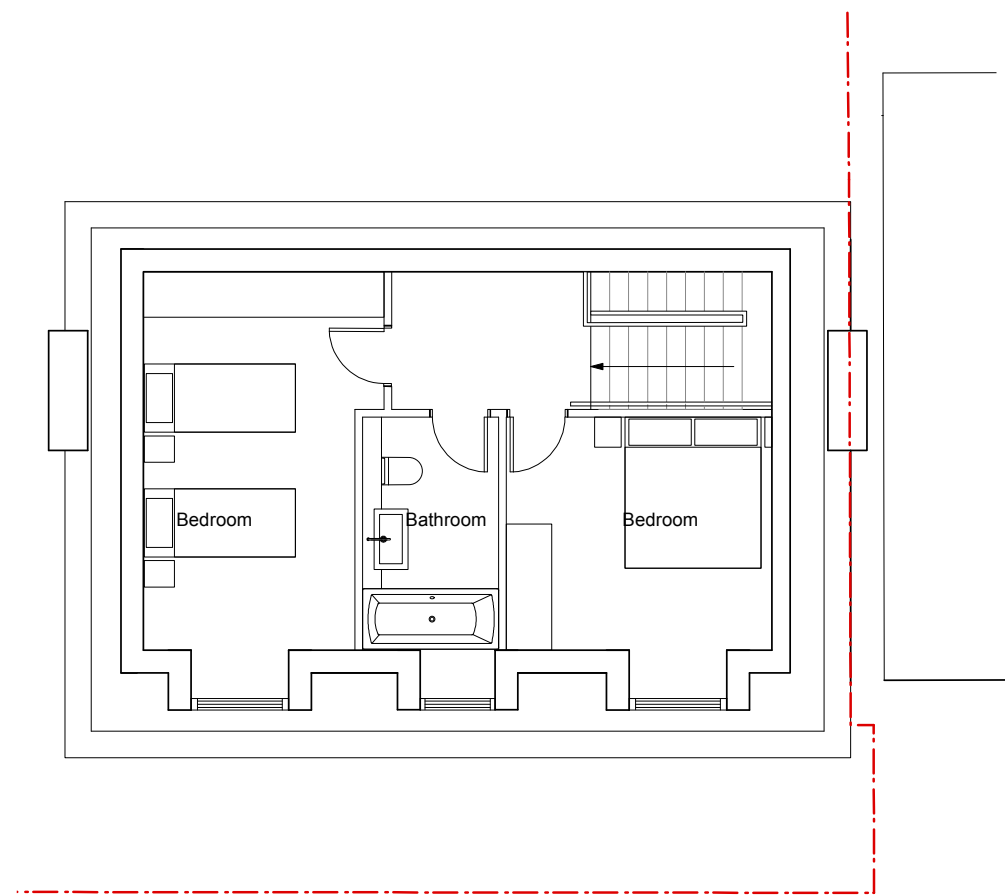
AREA UNDER FULL PLANNING APPLICATION
PLANT REF NUMBER PP-08264900

CHANGES TO APPROVED CONSENTED
DRAWINGS INCLUDED IN THIS NMA
APPLICATION





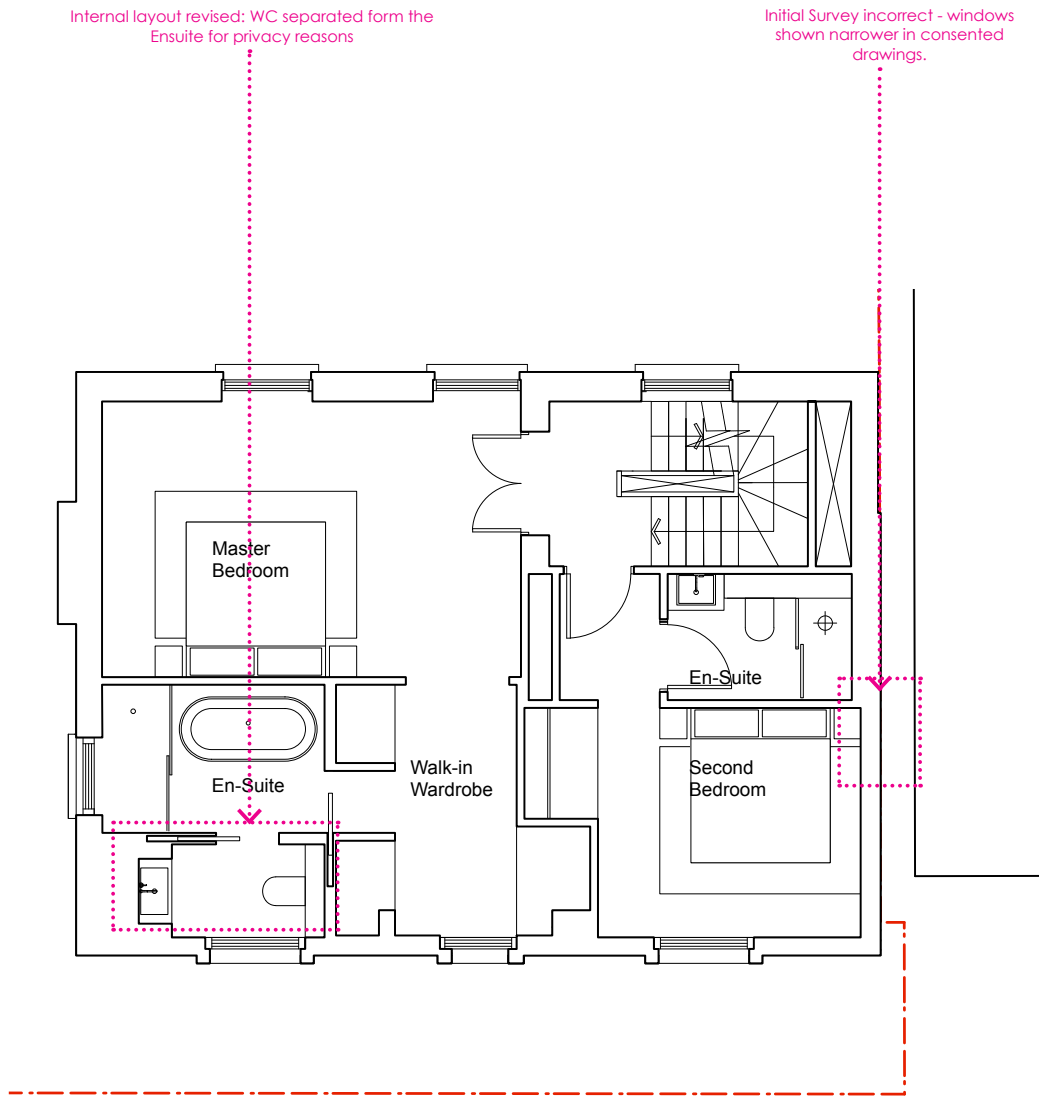
173_PL1_GA_01_P1
 CONSENTED FIRST FLOOR PLAN



CONSENTED SECOND FLOOR PLAN

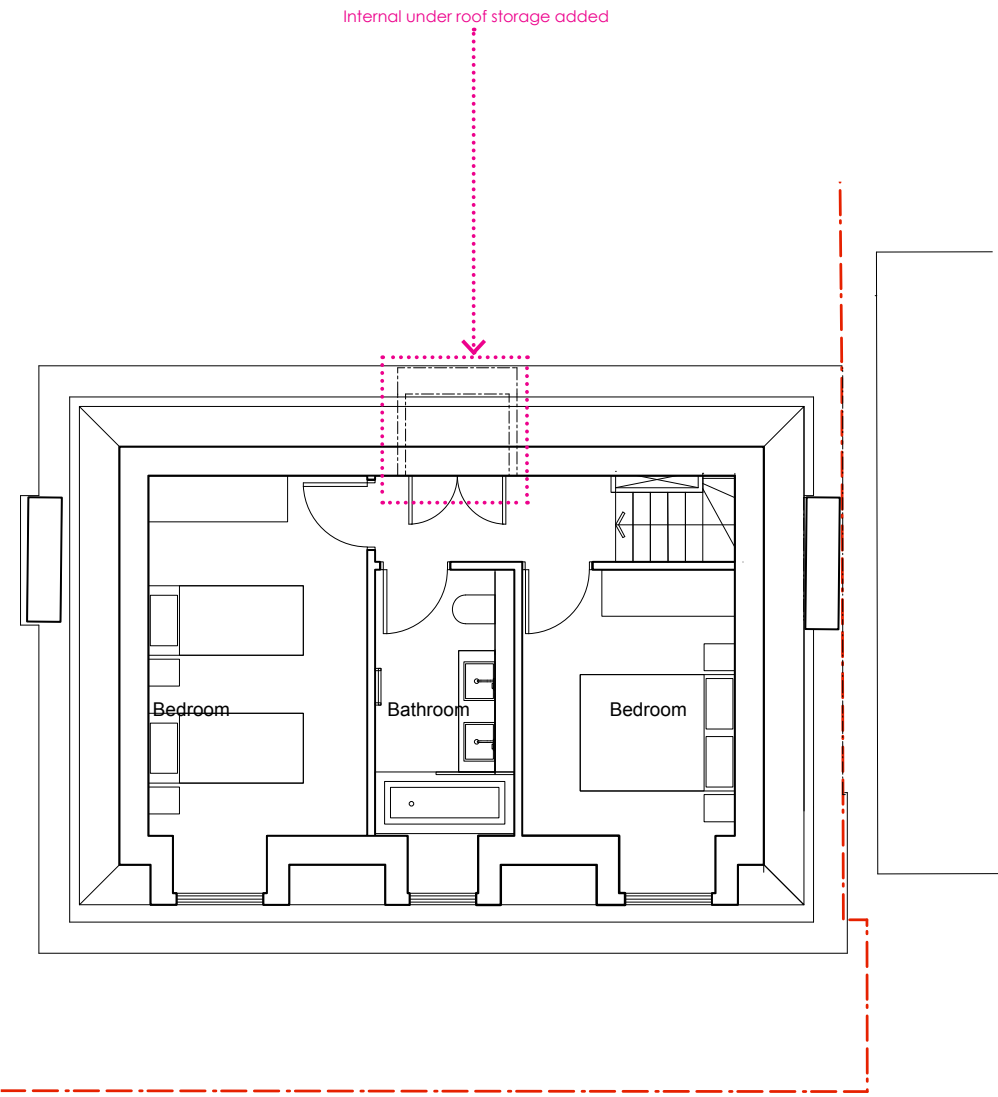


2.7 CHANGES TO CONSENTED FIRST AND SECOND FLOORS



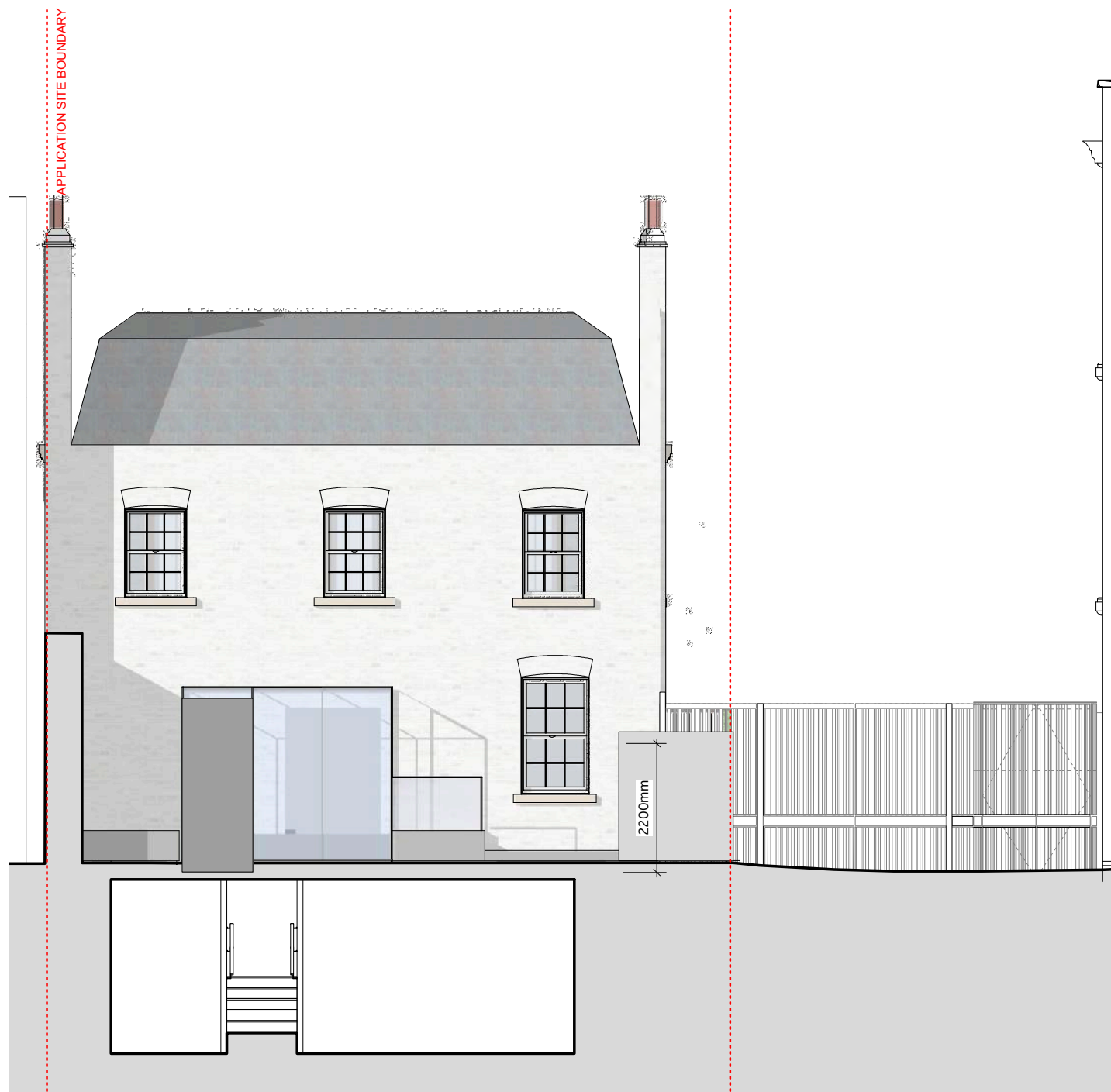
173_PL1_GA_01_P2
REVISED PROPOSED FIRST FLOOR PLAN

CHANGES TO APPROVED CONSENTED DRAWINGS INCLUDED IN THIS NMA APPLICATION



REVISED PROPOSED SECOND FLOOR PLAN



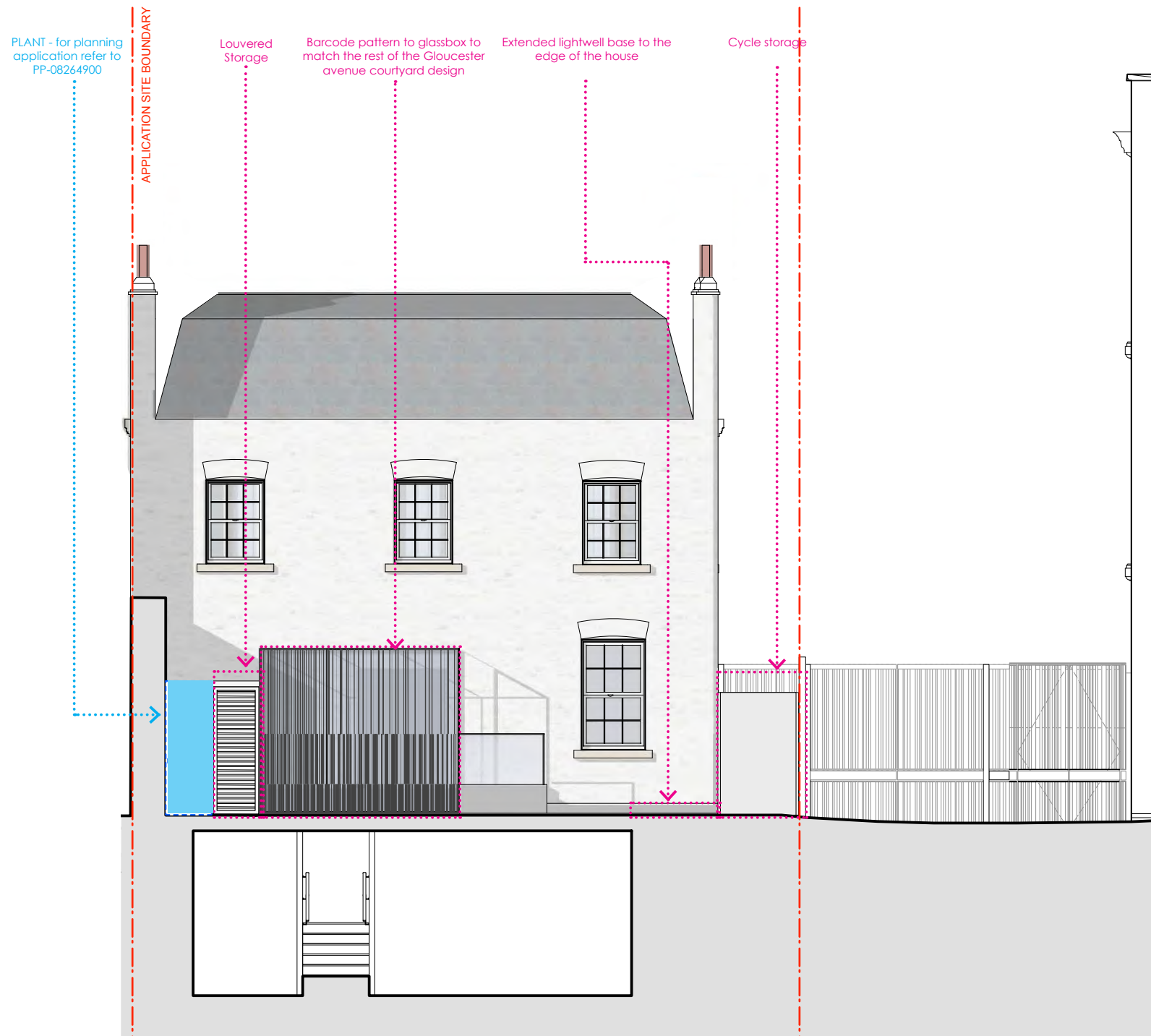


173_PL1_GE_03_P2
 CONSENTED SECTION / REAR ELEVATION



173_PL1_GE_02_P2
 CONSENTED PROPOSED SIDE ELEVATION

2.8 CHANGES TO CONSENTED REAR AND SIDE ELEVATIONS



173_PL1_GE_03_P3

PROPOSED SECTION / REAR ELEVATION



173_PL1_GE_02_P3

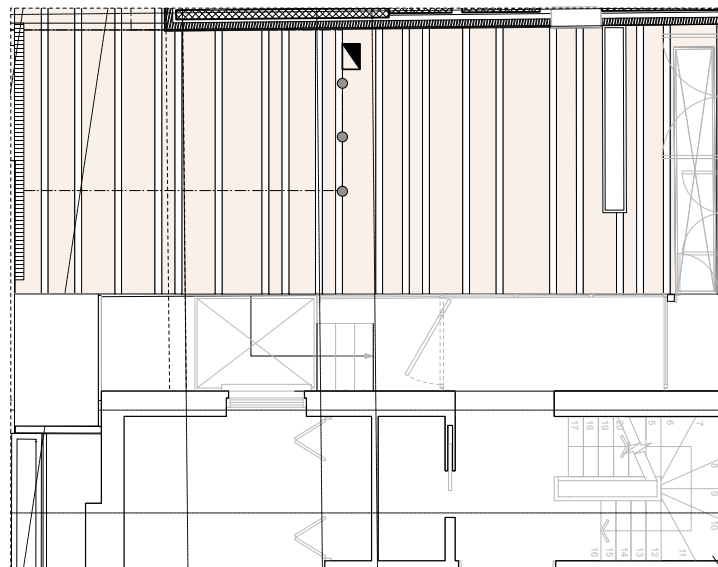
PROPOSED SIDE ELEVATION

AREA UNDER FULL PLANNING APPLICATION
PLANT REF NUMBER PP-08264900

CHANGES TO APPROVED CONSENTED
DRAWINGS INCLUDED IN THIS NMA
APPLICATION

3.0 ADDITIONAL INFORMATION TO NON MATERIAL AMMENDMENT

- 3.1 Additional Information to NMA - New Elements to Rear Courtyard
- 3.2 Additional Information - New Materials



01 Block E - Courtyard Plan
1:50 @ A1, 1:100 @ A3

KEY

- Sandstone - Tobermore Fusion Paving LAN 03
- Blanc - Tobermore Fusion Paving LAN 02



Description PERMEABLE PAVIER SYSTEM

Product number TOBERMORE HYDROPAVE FUSION

Location COURTYARD

Material CONCRETE PERMEABLE PAVING BLOCK

Dimensions 200 X 100 X 80

Colour BLANC



Description PERMEABLE PAVIER SYSTEM

Product number TOBERMORE HYDROPAVE FUSION

Location COURTYARD

Material CONCRETE PERMEABLE PAVING BLOCK

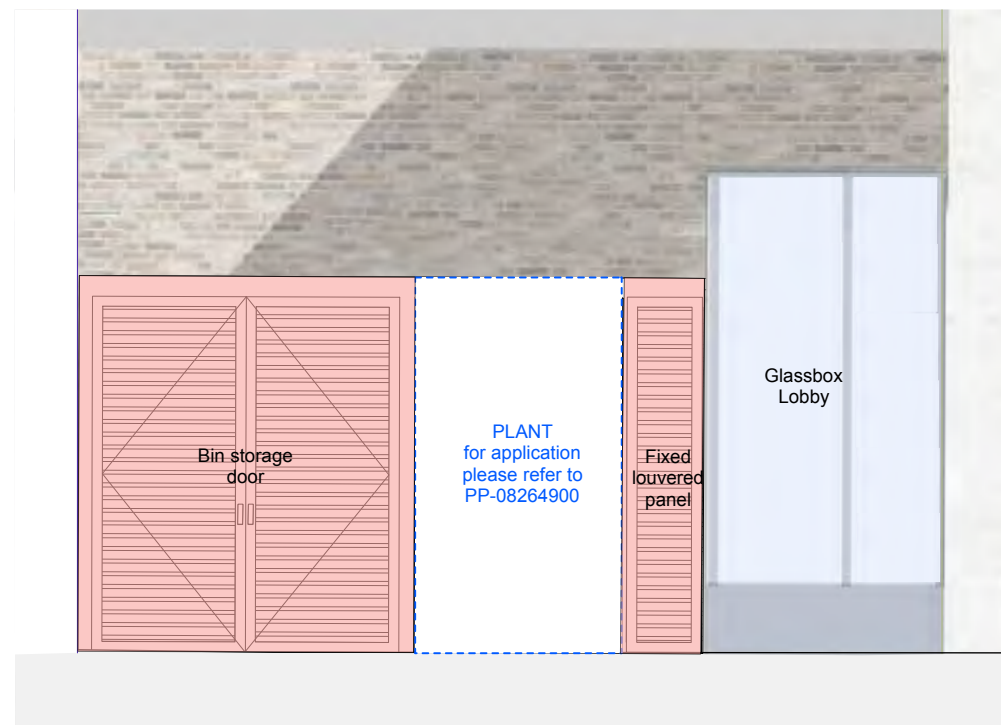
Dimensions 200 X 100 X 80

Colour SANDSTONE

173_PL1_LA_01_P

PROPOSED LANDSCAPE DRAWING

3.1 ADDITIONAL INFORMATION NEW ELEMENTS TO REAR COURTYARD

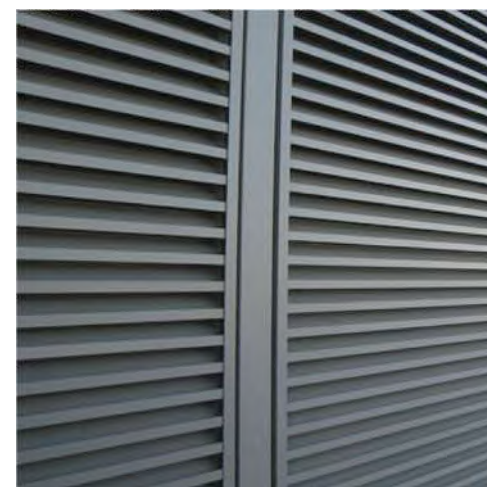


00 Proposed Rear Courtyard Elevation
1:50 @ A1, 1:100 @ A3

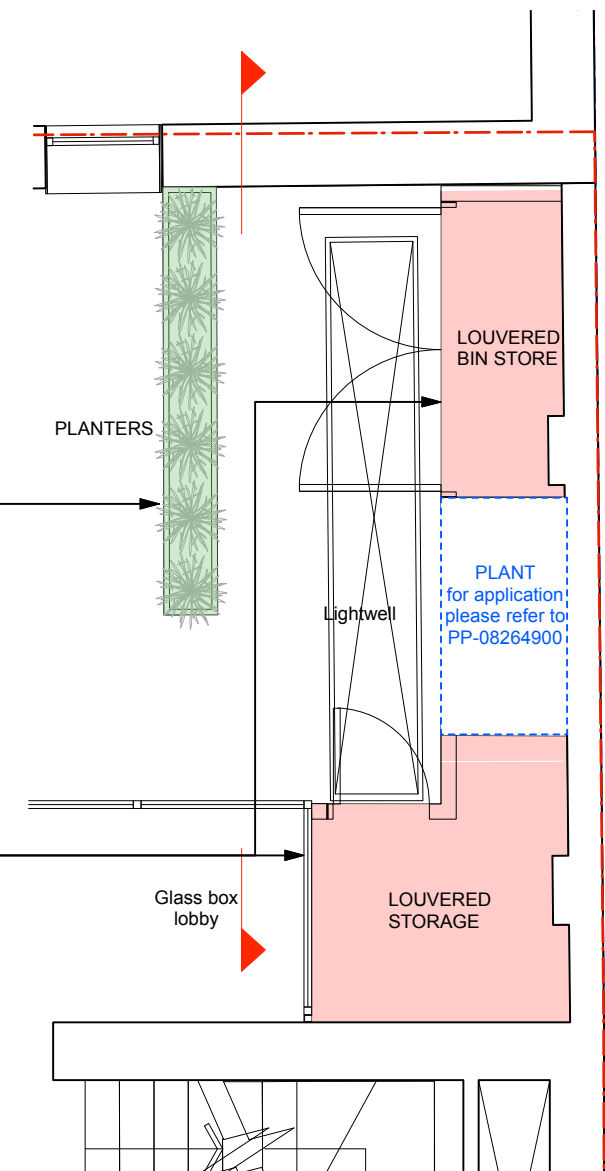
173_PL1_SS_01_P
PROPOSED REAR COURTYARD



Planters

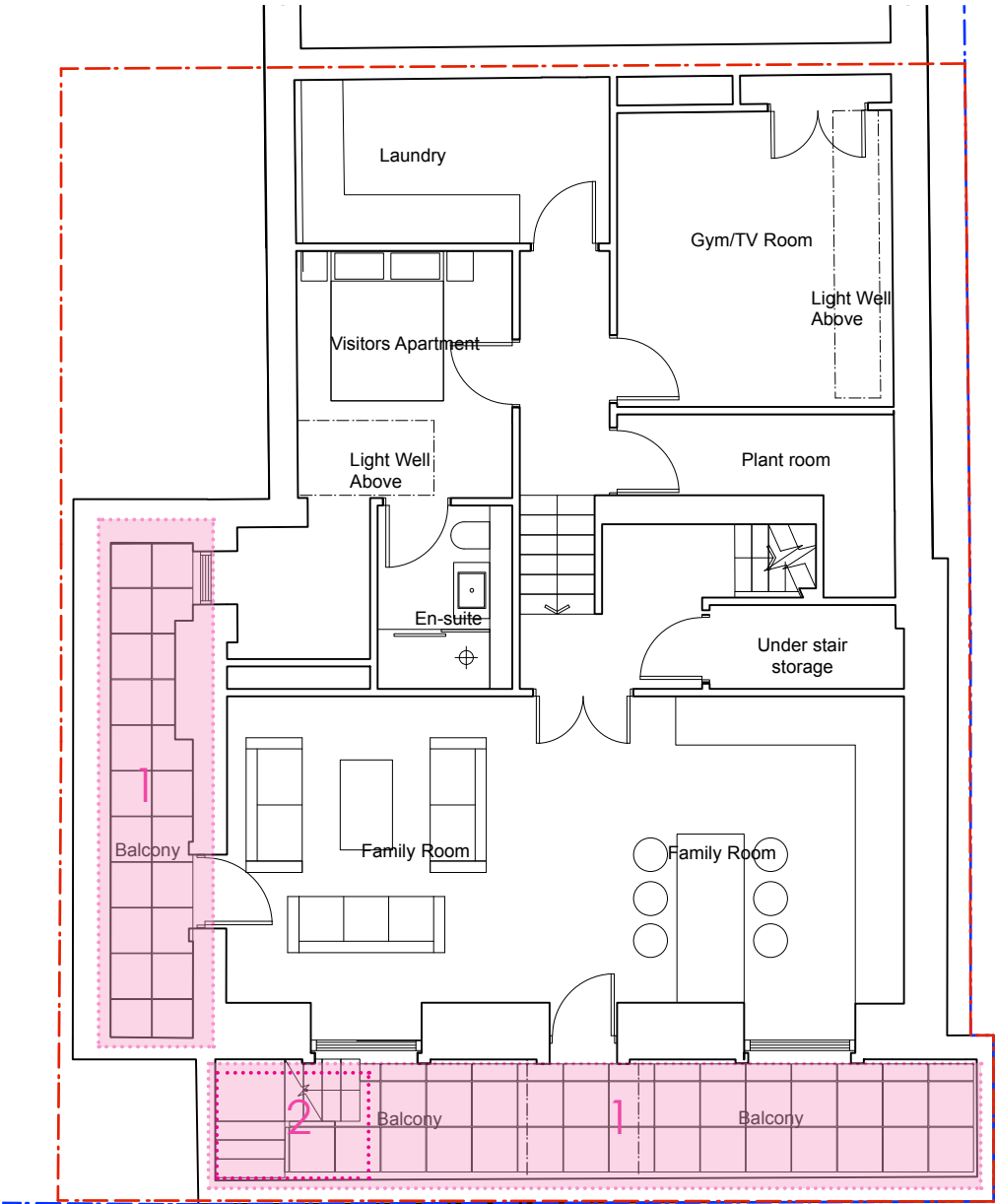


Aluminium Power Coated Louvers
RAL colour 7043
For Acoustic Spec refer to Full
Planning Application PP-08264900



01 Proposed Ground Courtyard Floor Plan
1:50 @ A1, 1:100 @ A3

3.2 ADDITIONAL INFORMATION- NEW MATERIALS



EXISTING CONDITION OF STAIRCASES



EXTERNAL STAIRCASE PRECEDENT

BASEMENT BALCONY TO FRONT AND SIDE ELEVATION

1. Balconies (lightwells) to the side and front elevation of the house have paving which is deteriorating and in poor state. Proposal includes those pavers to be Yorkstone to match the original intended design,

EXTERNAL STAIRCASE

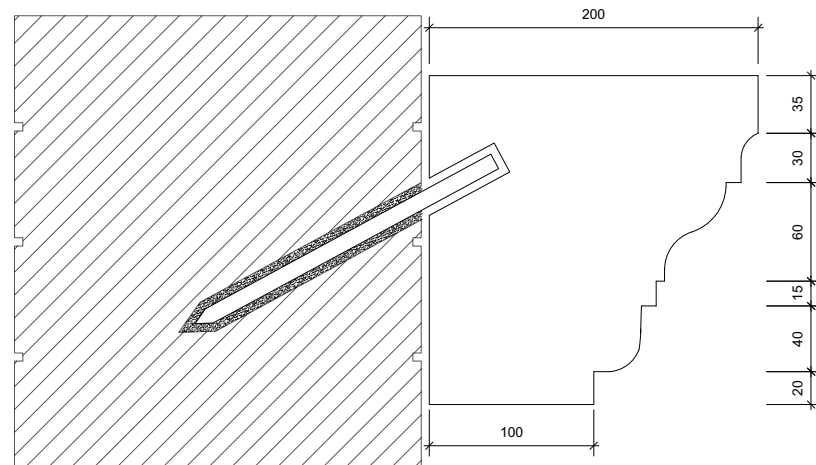
2. Existing external staircase is in poor condition and we are proposing complete replacement of the existing staircase. Proposal would include staircase to have matching metal handrail and Yorkstone threads as per intended original design.



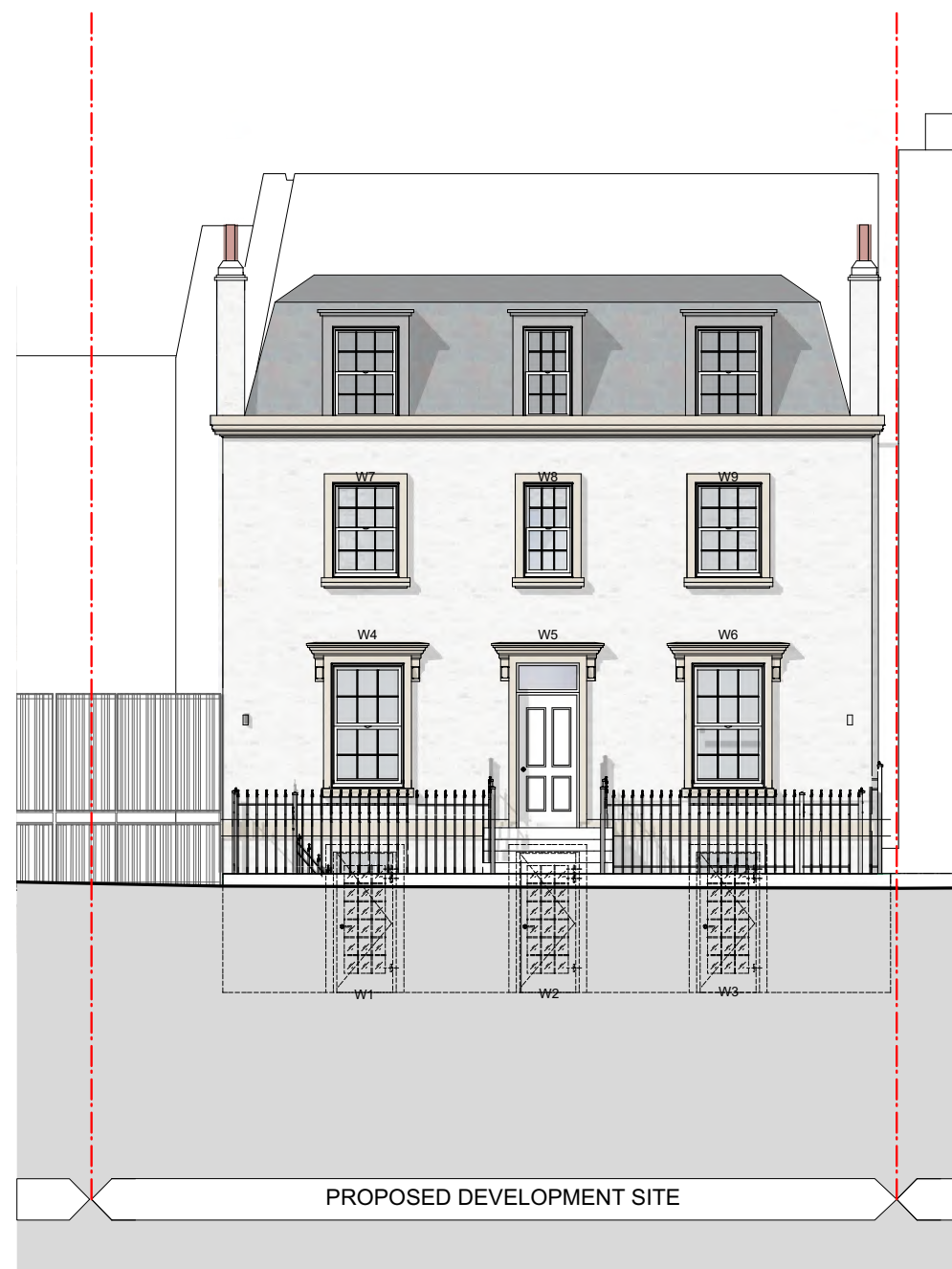
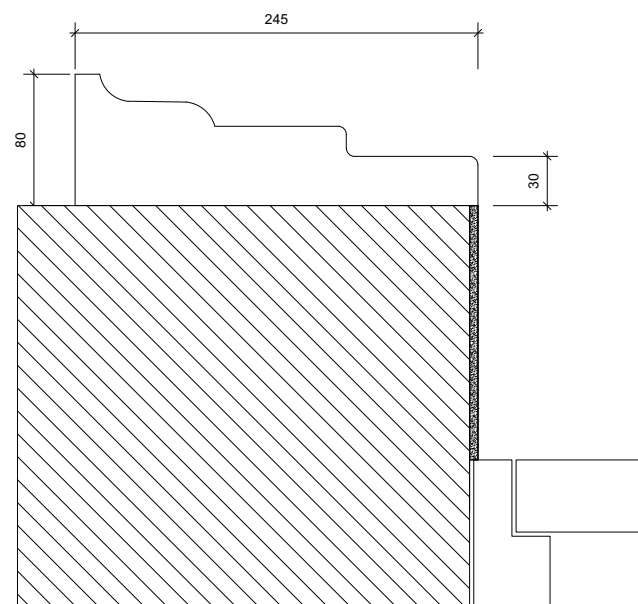
PRECEDENT OF YORKSTONE

4.0 PROPOSED CHANGES TO CONDITION 4

- 4.1 Changes to Consented Condition 4 Front Elevation
- 4.2 Changes to Consented Condition 4 Rear Elevation
- 4.3 Changes to Consented Condition 4 Side Elevation
- 4.4 New Condition 4 Drawing Showing Lightwell Staircase



A Entablature Detail
1:2@A1



BASEMENT WINDOWS (W1 and W3)
Existing Cill to be removed, as they have significant cracks, with a new stone cill formed with upstand to receive window.
Profile to be added to the frame on three sides oversailing the existing base to the reveal.

BASEMENT DOOR (W2)
Existing concrete plinth to be clad over with a new stone cill.
Profile to be added to the frame on three sides oversailing the existing base to the reveal.

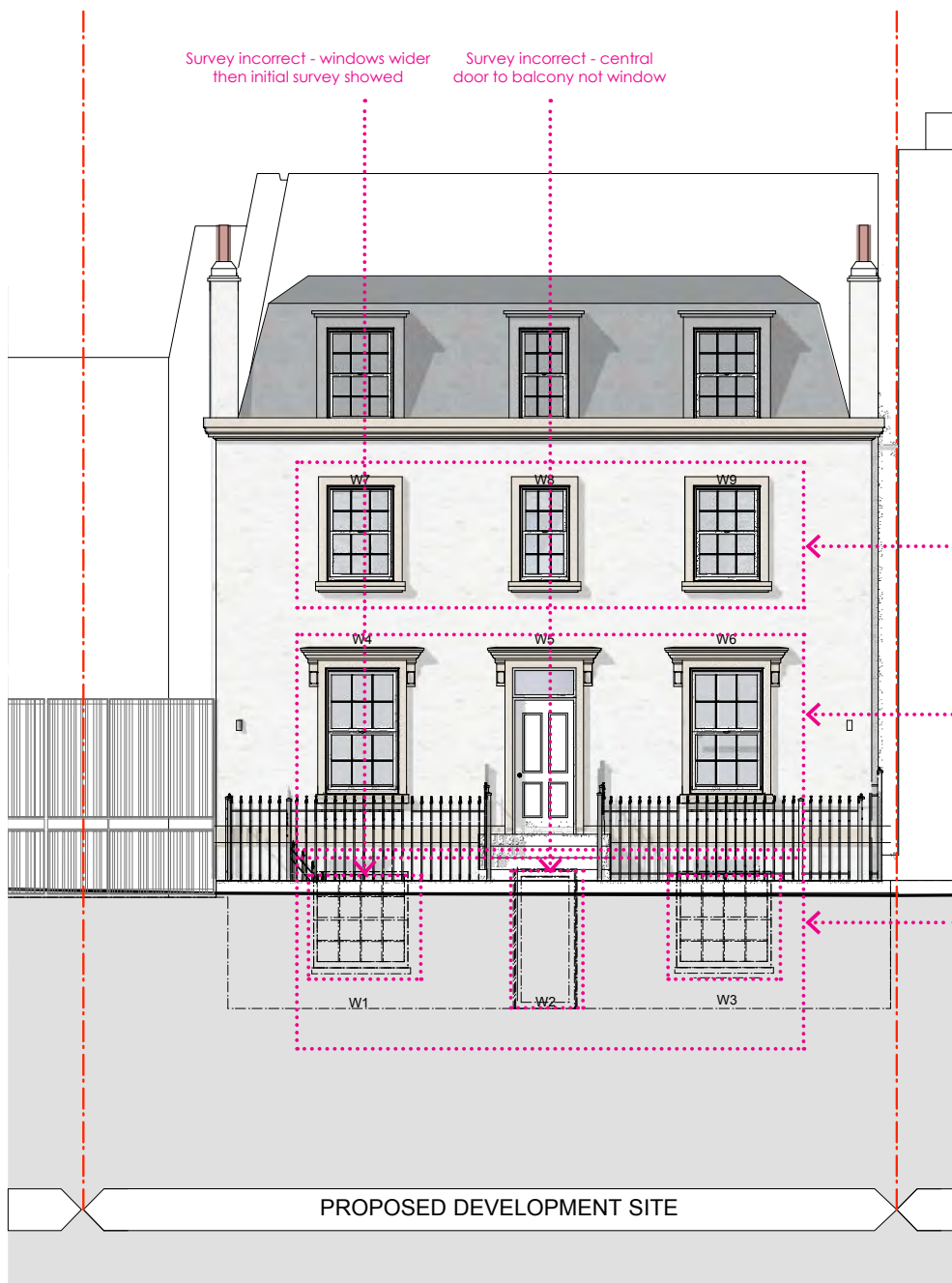
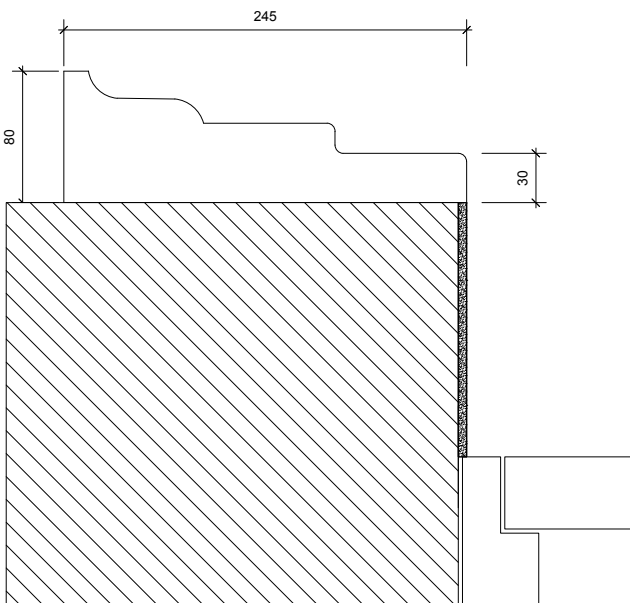
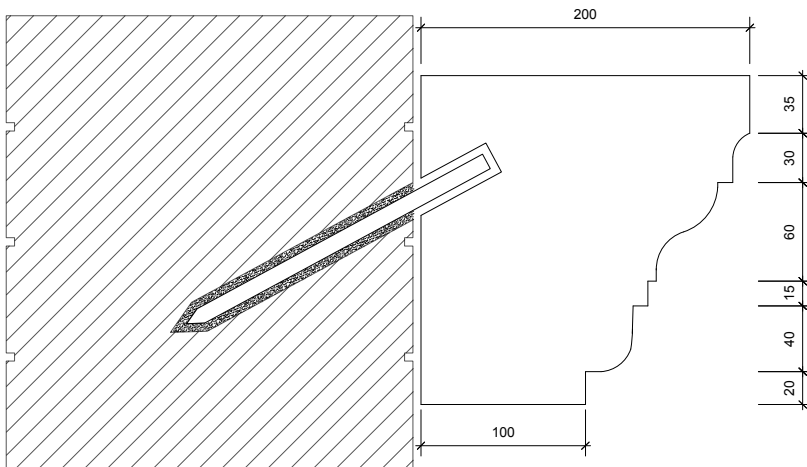
GROUND FLOOR WINDOWS (W4 and W6)
Existing Cill to be removed, as they have significant cracks, with a new stone cill formed with upstand to receive window.
Profile to be added to the frame on three sides oversailing the existing base to the reveal.
The rolls and entablatures to be fixed through the wall beyond the frame.

ENTRANCE DOOR (W5)
Existing concrete plinth to be clad over with a new stone cill.
Profile to be added to the frame on three sides oversailing the existing base to the reveal.
The rolls and entablatures to be fixed through the wall beyond the frame.

FIRST FLOOR WINDOWS (W7 - W9)
Existing Cill to be removed, as they have significant cracks, with a new stone cill formed with upstand to receive window.
Profile to be added to the frame on three sides oversailing the existing base to the reveal.

173_PL-COND_04D_01_P2
CONSENTED FRONT ELEVATION

4.1 CHANGES TO CONDITION 4 FRONT ELEVATION



BASEMENT WINDOWS (W1 and W3)
Existing Cill to be removed, as they have significant cracks, with a new stone cill formed with upstand to receive window.
Profile to be added to the frame on three sides oversailing the existing base to the reveal.

BASEMENT DOOR (W2)
Existing concrete plinth to be clad over with a new stone cill.
Profile to be added to the frame on three sides oversailing the existing base to the reveal.

GROUND FLOOR WINDOWS (W4 and W6)
Existing cil to be removed, as they have significant cracks,
with a new stone cil formed with upstand to receive
window.
Profile to be added to the frame on three sides oversailing
the existing base to the reveal.
The rolls and entablatures to be fixed through the wall
beyond the frame.

ENTRANCE DOOR (W5)
Existing concrete plinth to be clad over with a new stone cill.
Profile to be added to the frame on three sides oversailing the existing base to the reveal.
The rolls and entablatures to be fixed through the wall beyond the frame.

FIRST FLOOR WINDOWS (W7 - W9)
Existing Cill to be removed, as they have significant cracks, with a new stone cill formed with upstand to receive window.
Profile to be added to the frame on three sides oversailing the existing base to the reveal.

Consented documents
discharging condition 4 have
been approved considering
window cills and the surrounds for
the windows to be Yorkstone.
New proposal includes stone to
be **Portland stone** to match the
original design



PORTLAND STONE PRECEDENT PHOTO

173_PL-COND_04D_01_P3

PROPOSED FRONT ELEVATION

**CHANGES TO APPROVED CONSENTED
DRAWINGS INCLUDED IN THIS NMA
APPLICATION**



GABLE ELEVATION WINDOWS (W10 - W13)

New cills to be provided as there are not enough existing cill which can be salvaged and re-used.

173_PL-COND_04D_02_P2
 CONSENTED SIDE ELEVATION

4.2 CHANGES TO CONDITION 4 SIDE ELEVATION



GABLE ELEVATION WINDOWS and Door (W10 - W13)
New cills to be provided as there are not enough existing cill which can be salvaged and re-used.

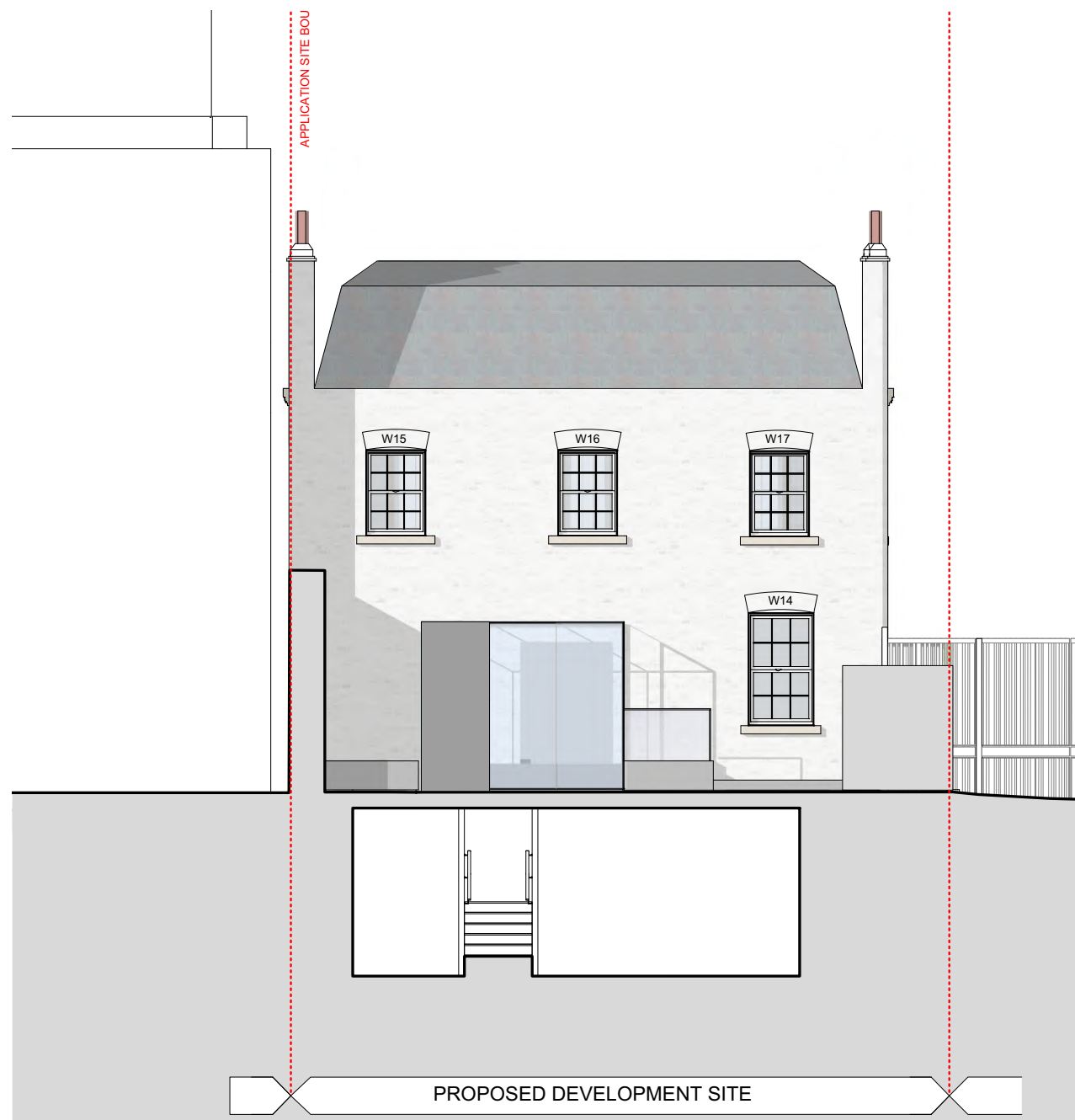
CHANGES TO APPROVED CONSENTED DRAWINGS INCLUDED IN THIS NMA APPLICATION

Consented documents discharging condition 4 have been approved considering window cills and the surrounds for the windows to be Yorkstone. New proposal includes stone to be **Portland stone** to match the original design



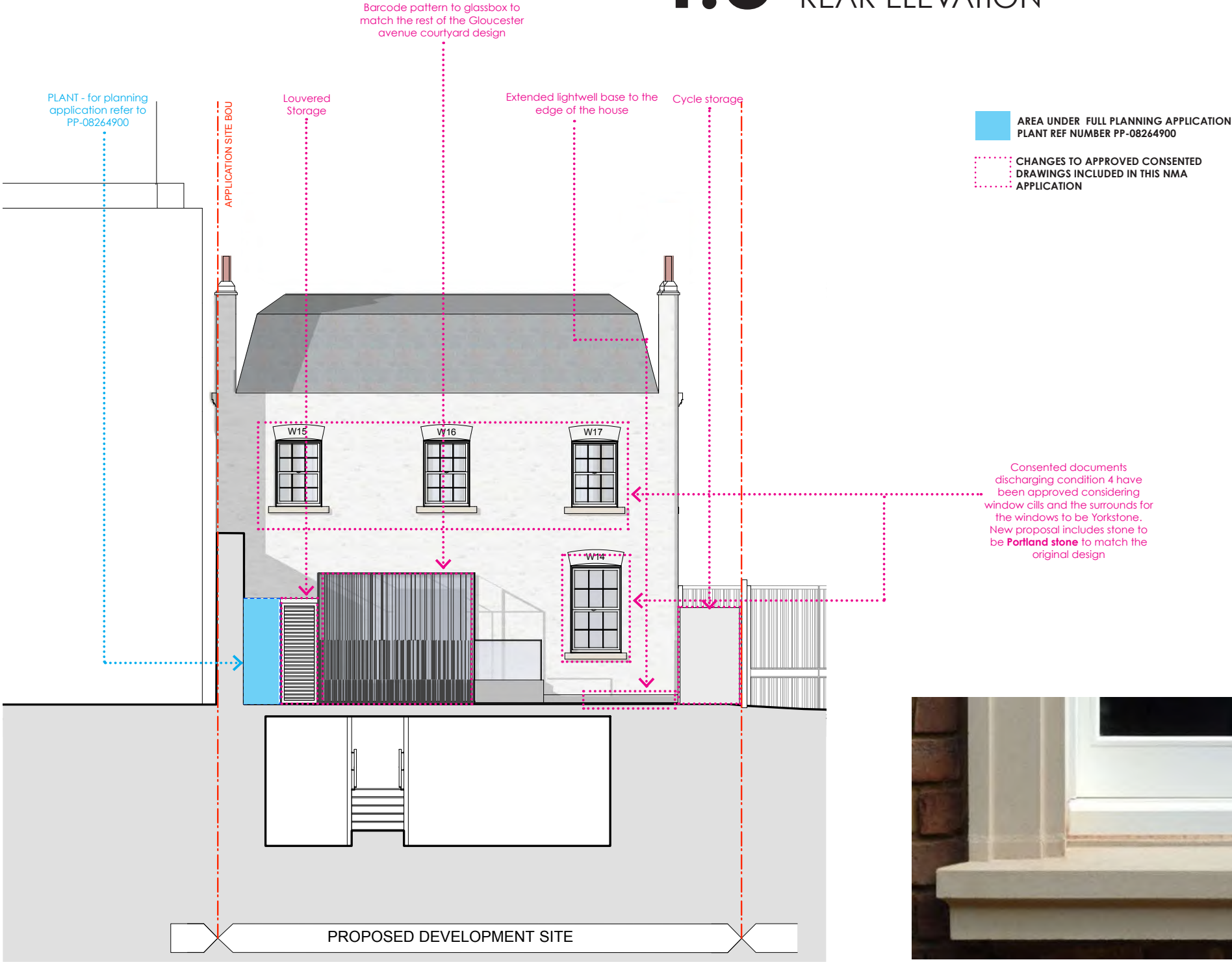
PORTLAND STONE PRECEDENT PHOTO

173_PL-COND_04D_03_REV P4
PROPOSED SIDE ELEVATION



173_PL-COND_04D_03_P2
 CONSENTED REAR ELEVATION

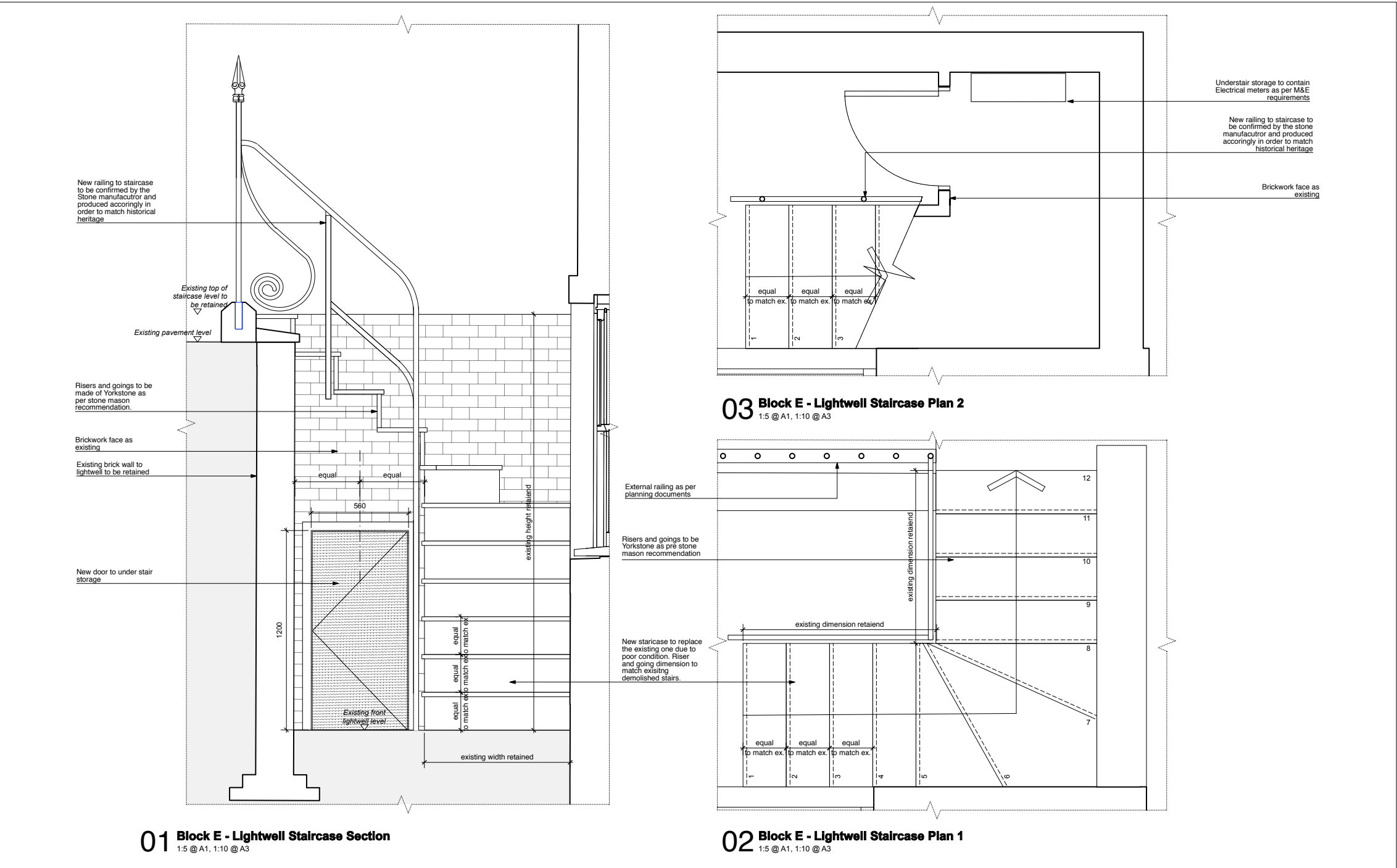
4.3 CHANGES TO CONDITION 4 REAR ELEVATION



PORTLAND STONE PRECEDENT PHOTO

173_PL-COND_04D_03_REV P3
PROPOSED REAR ELEVATION

4.4 NEW CONDITION DRAWING - LIGHTWELL STAIRCASE



173_PL-COND_04D_04_REV P
PROPOSED LIGHTWELL STAIRCASE



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