

FEBRUARY 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





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## 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

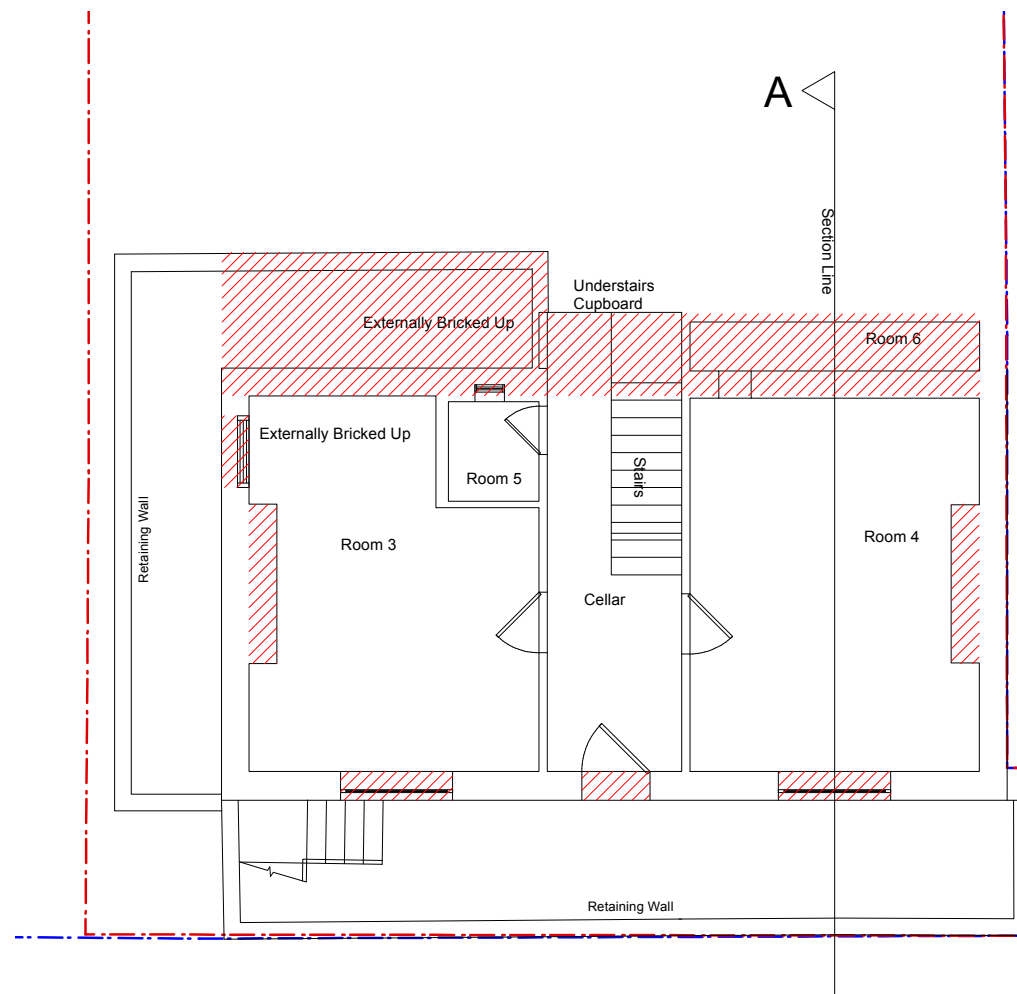
173\_PL-COND\_04D\_01\_Rev P3  
173\_PL-COND\_04D\_02\_Rev P4  
173\_PL-COND\_04D\_03\_Rev P4  
173\_PL-COND\_04D\_04\_Rev P (New drawing)  
173\_E\_PL\_COND\_04\_01 Rev A  
173\_E\_PL\_COND\_04\_02 Rev \*  
173\_E\_PL\_COND\_04\_03 Rev \*  
173\_E\_PL\_COND\_04\_04 Rev \*  
173\_E\_PL\_COND\_04\_05 Rev A  
173\_E\_PL-COND\_04\_06 Rev B  
173\_E\_PL-COND\_04\_07 Rev \*  
173\_E\_PL-COND\_04\_08 Rev \*





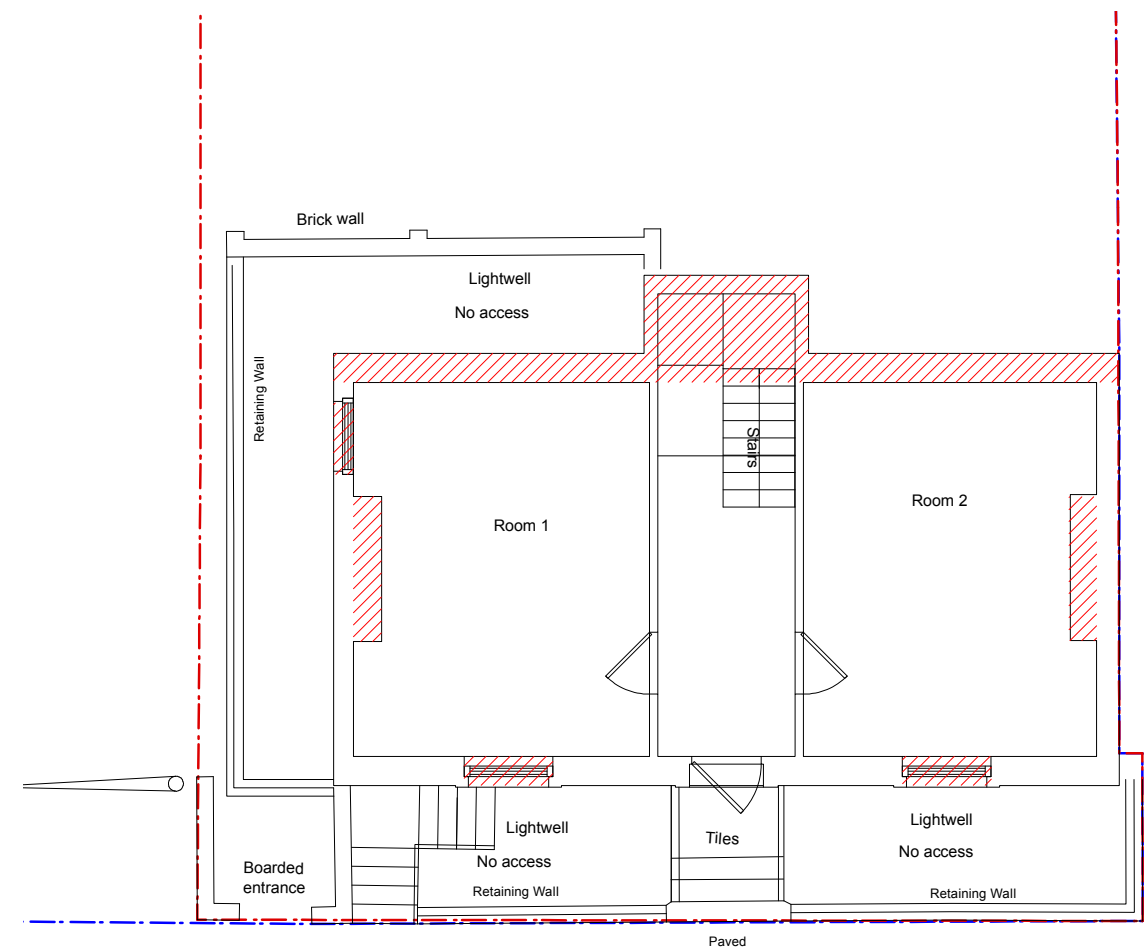
## 2.0 PROPOSED MAIN SCHEME CHANGES

- 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
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- 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



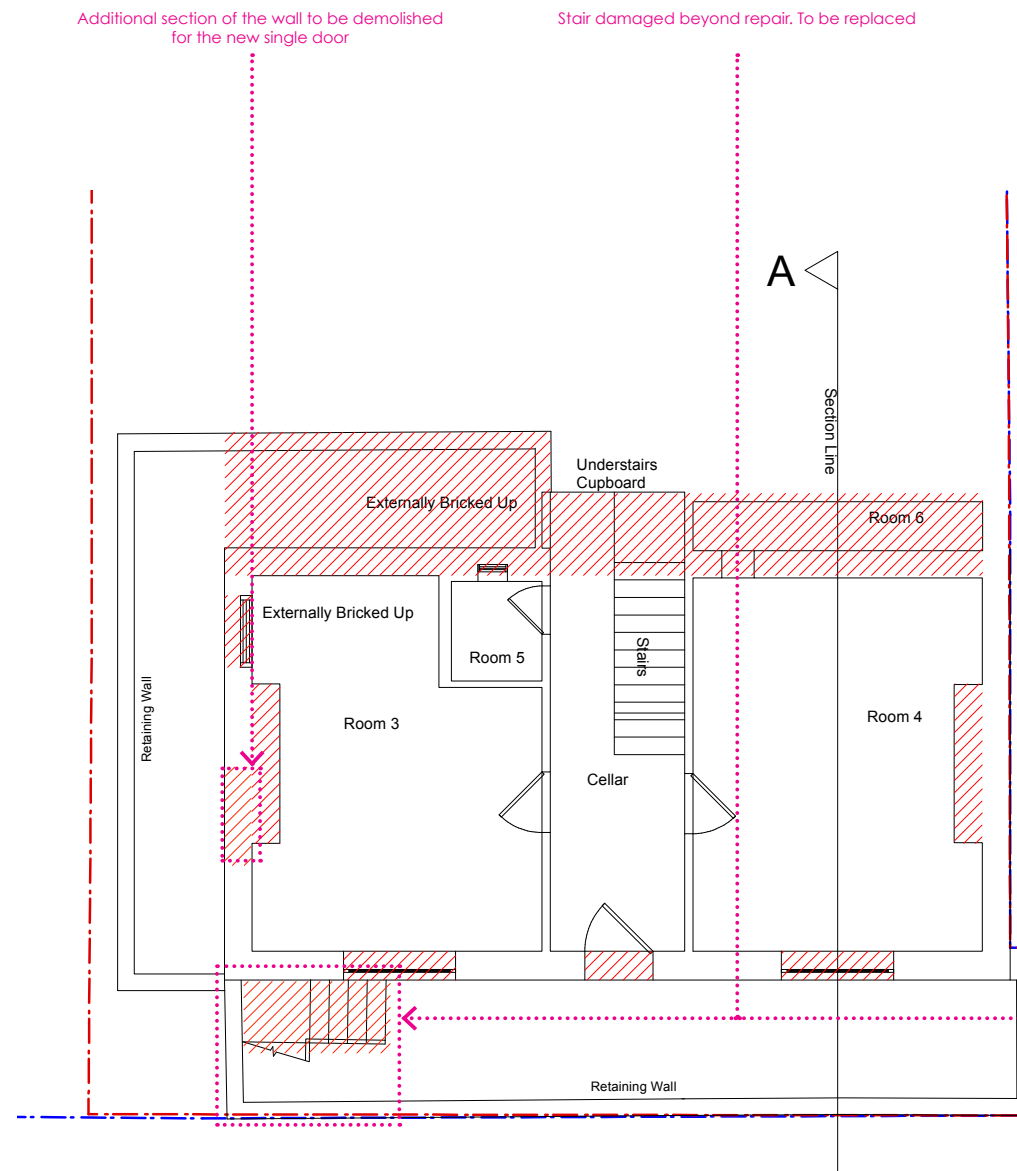
173\_PL1\_DN\_00\_P

CONSENTED DEMOLITION BASEMENT PLAN



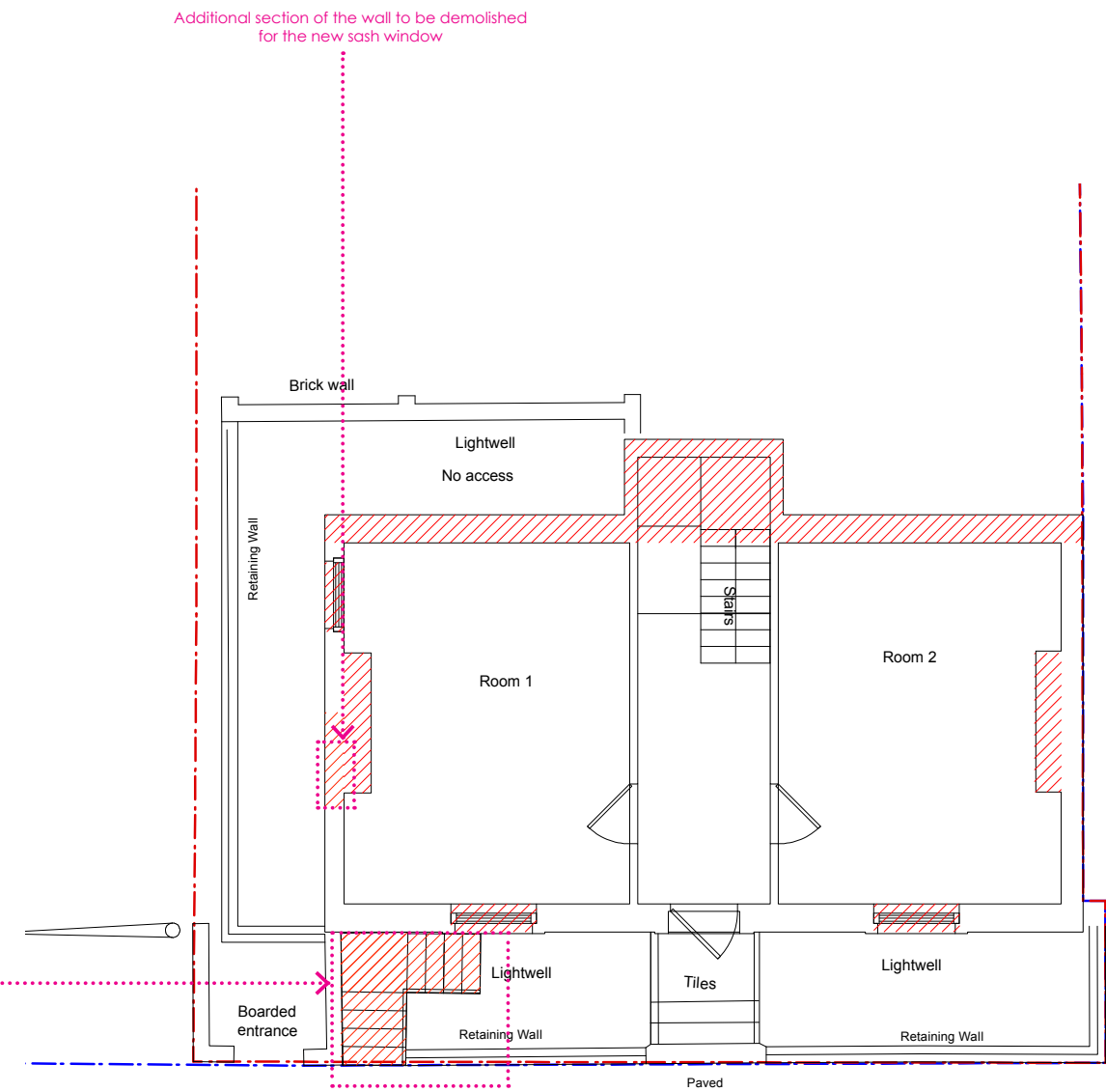
CONSENTED DEMOLITION GROUND FLOOR PLAN

## 2.1 CHANGES TO CONSENTED DEMOLITION BASEMENT AND GROUND FLOOR



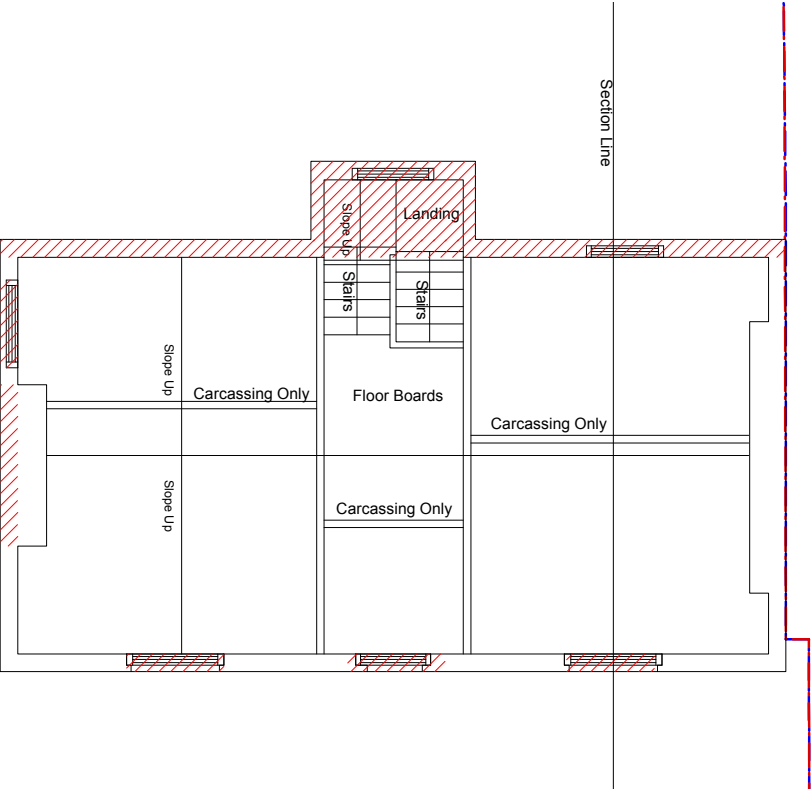
173\_PL1\_DN\_00\_P1

REVISED PROPOSED DEMOLITION BASEMENT PLAN

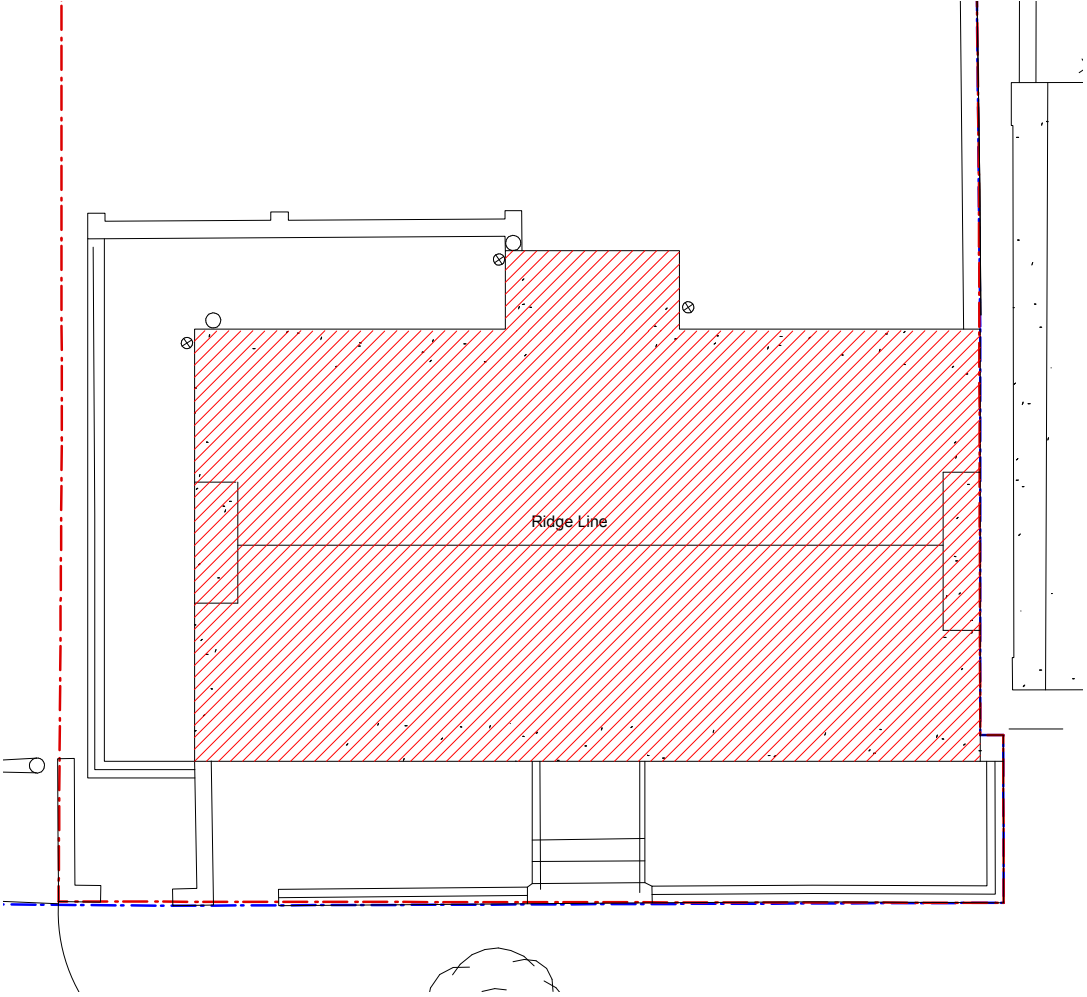


REVISED PROPOSED DEMOLITION GROUND FLOOR PLAN





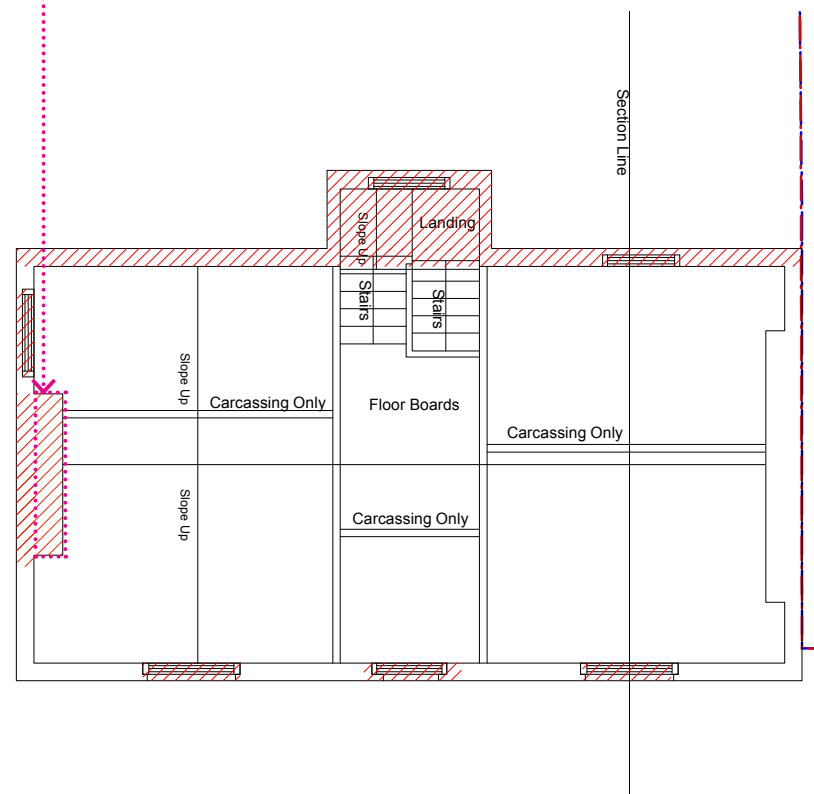
173\_PL1\_DN\_01\_P  
CONSENTED DEMOLITION FIRST FLOOR PLAN



CONSENTED DEMOLITION FIRST FLOOR PLAN

## 2.2 CHANGES TO CONSENT-ED DEMOLITION FIRST AND SECOND FLOORS

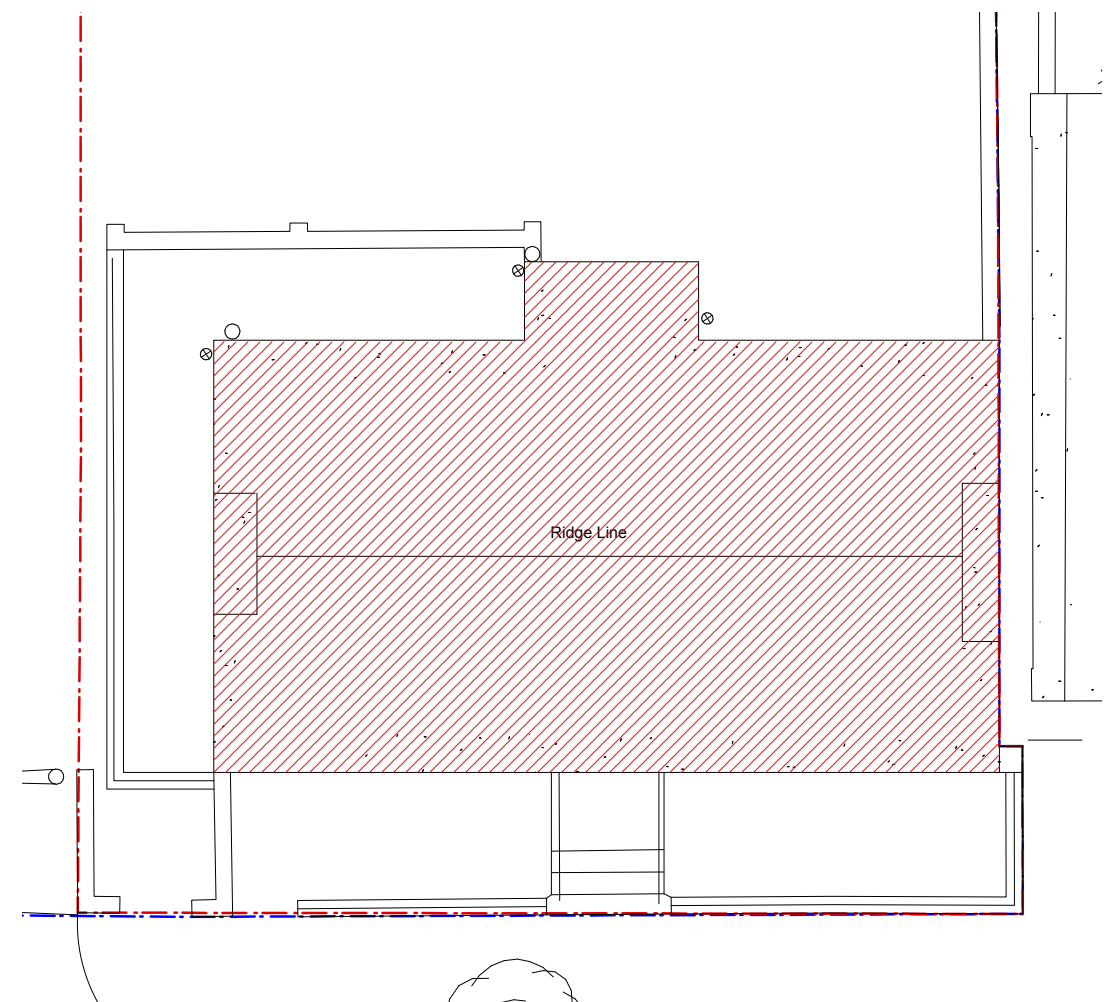
Additional opening made for the new window.  
Internal chimney breast to be demolished due  
to poor existing condition



173\_PL1\_DN\_01\_P1

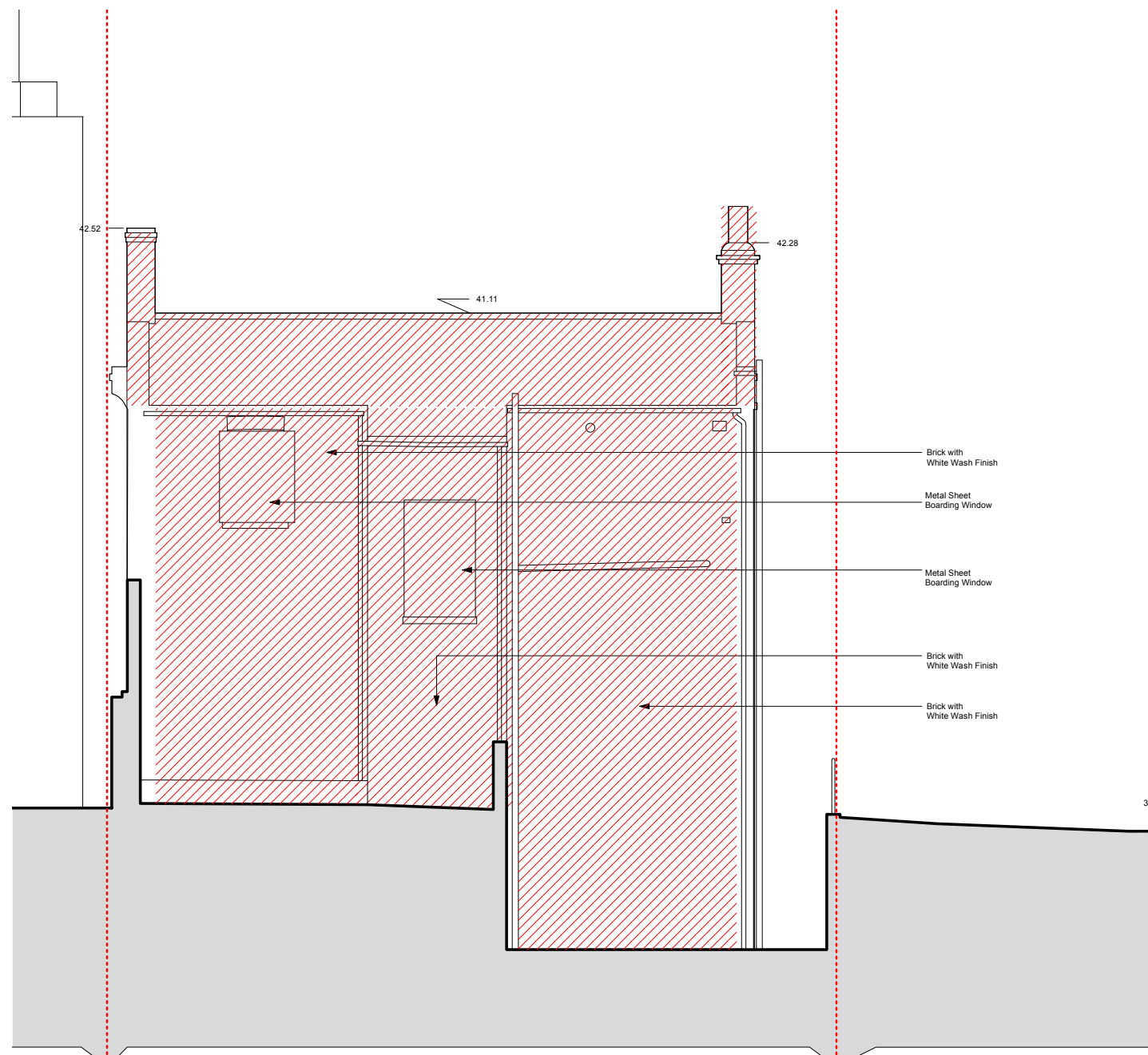
REVISED PROPOSED DEMOLITION FIRST FLOOR PLAN

NO CHANGES PROPOSED TO ROOF DEMOLITION

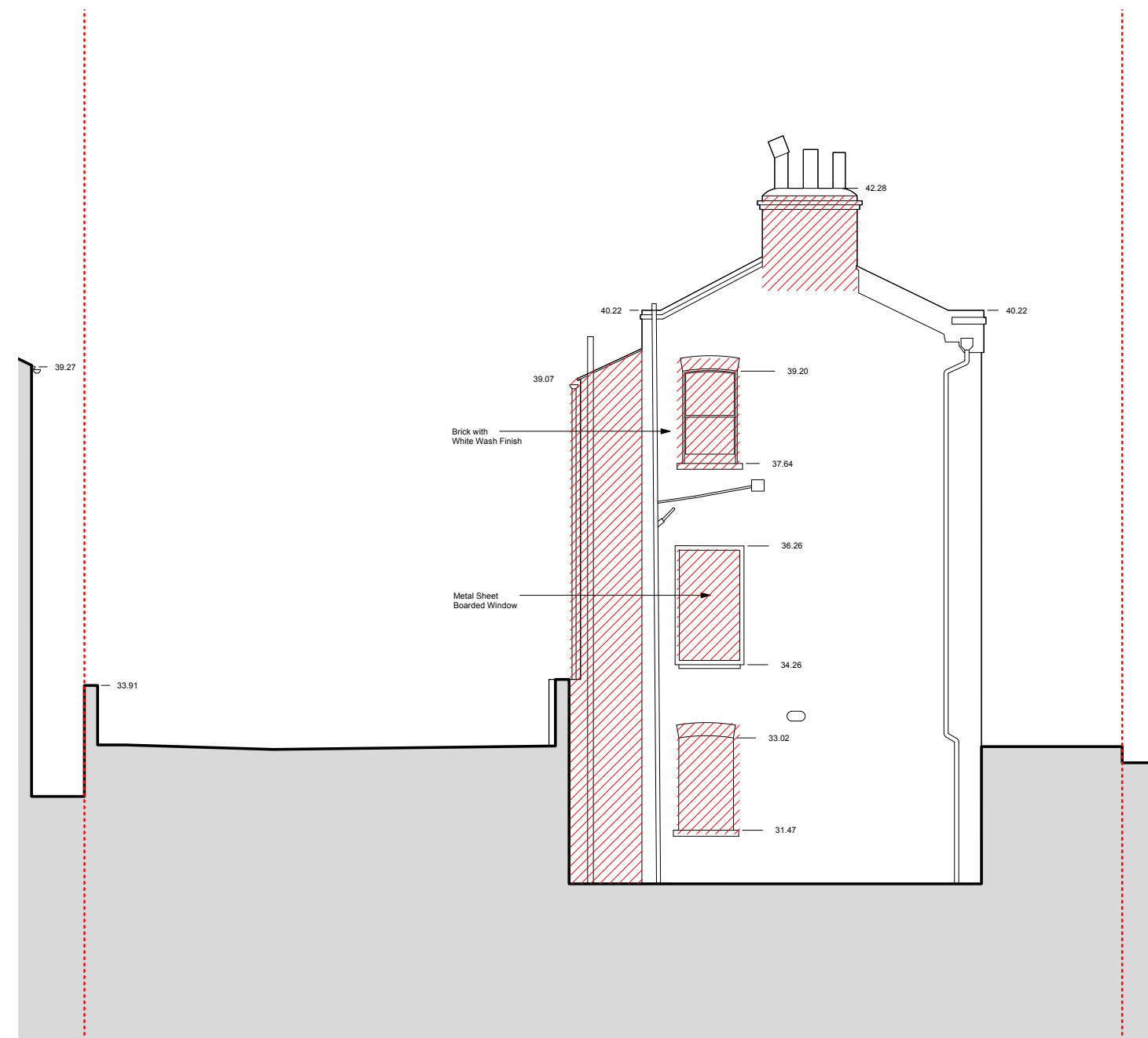


REVISED PROPOSED DEMOLITION SECOND FLOOR PLAN





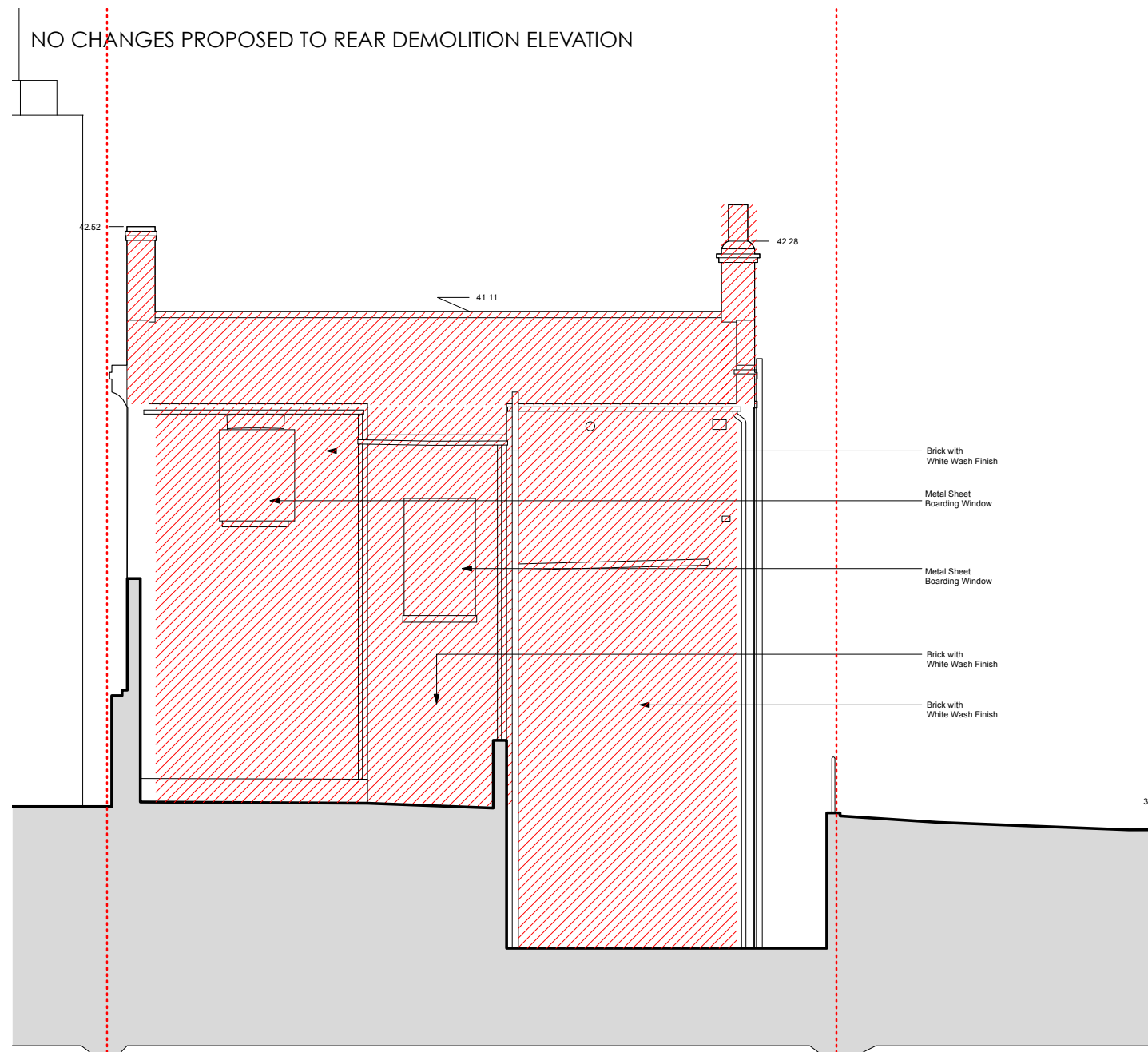
**173\_PL1\_DN\_03\_P**  
 CONSENTED REAR DEMOLITION ELEVATION



**173\_PL1\_DN\_04\_P**  
 CONSENTED SIDE DEMOLITION ELEVATION

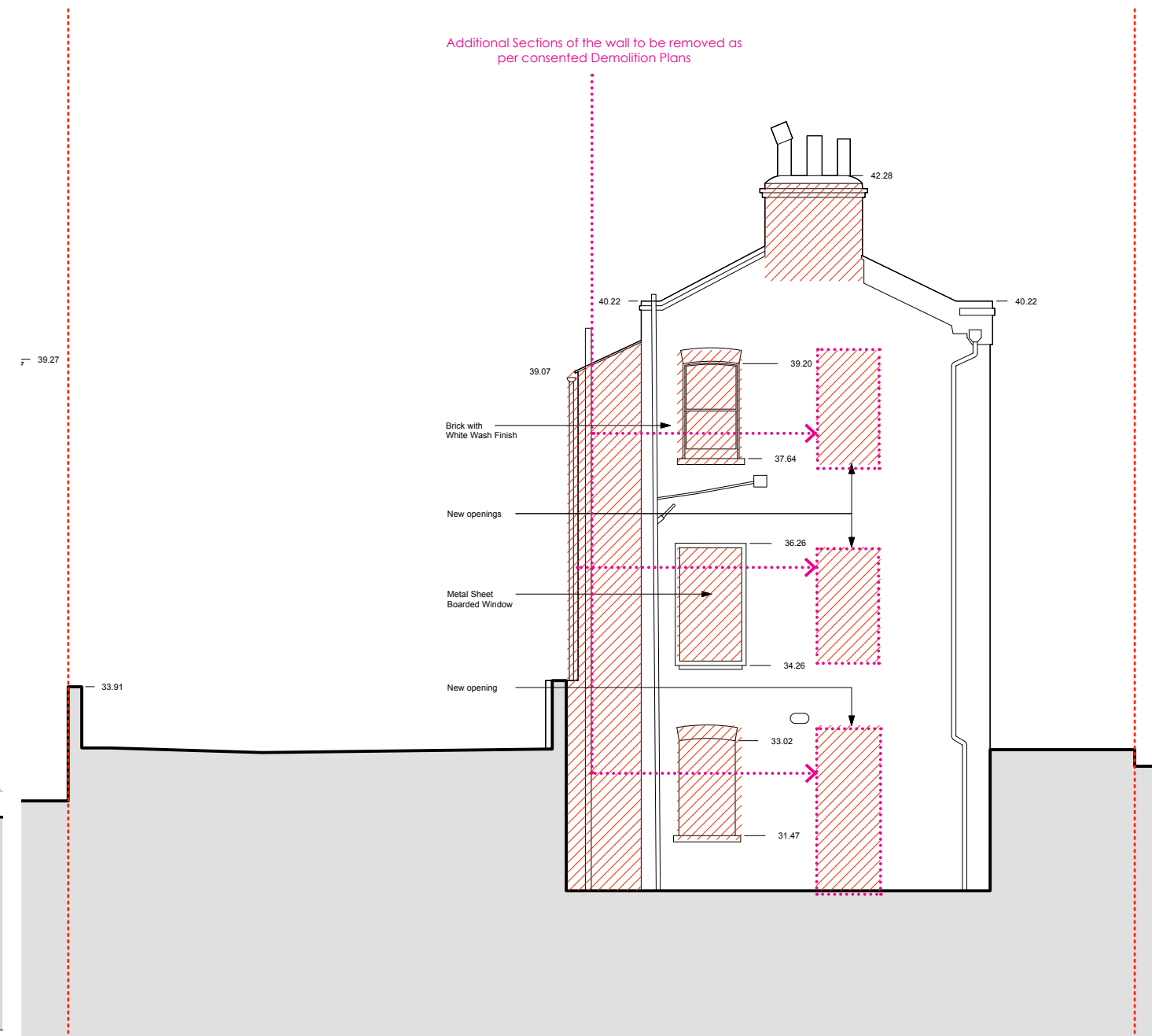


## 2.3 CHANGES TO CONSENTED DEMOLITION REAR AND SIDE ELEVATIONS



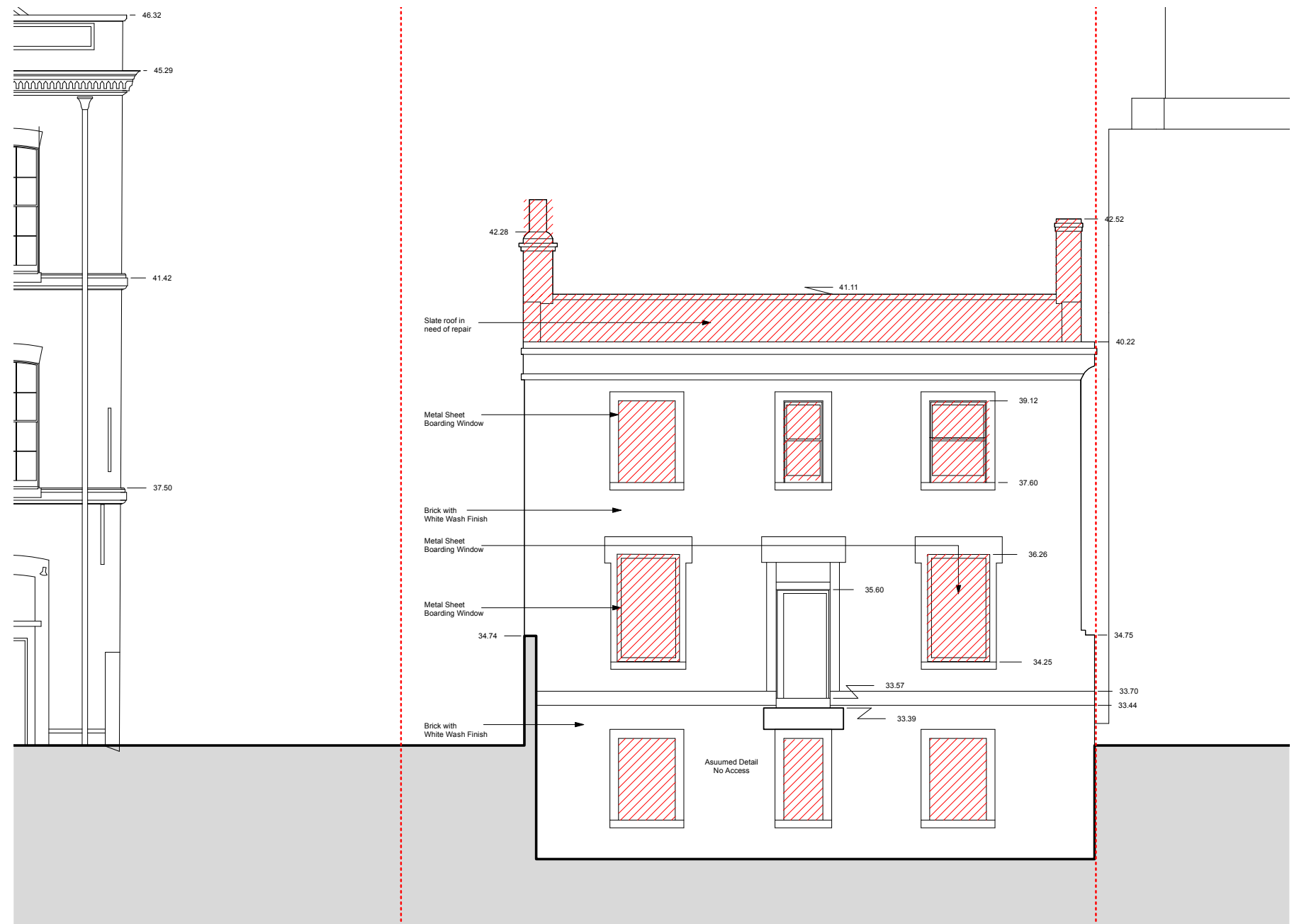
173\_PL1\_DN\_03\_P1

PROPOSED REVISED REAR DEMOLITION ELEVATION



173\_PL1\_DN\_04\_P1

PROPOSED REVISED SIDE DEMOLITION ELEVATION

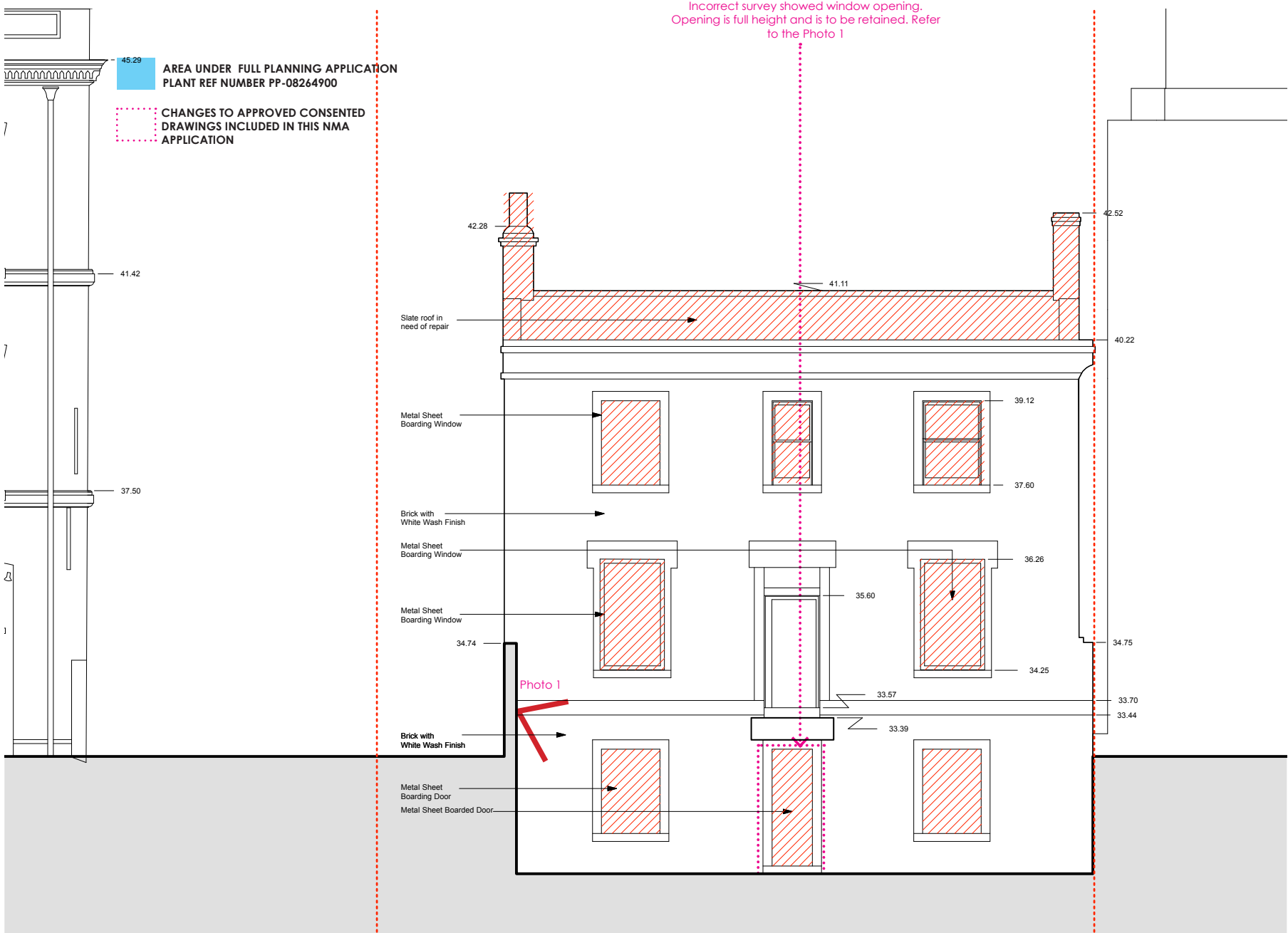


**173\_PL1\_DN\_02\_P**  
 CONSENTED DEMOLITION FRONT ELEVATION

# 2.4 CHANGES TO CONSENTED DEMOLITION FRONT ELEVATION

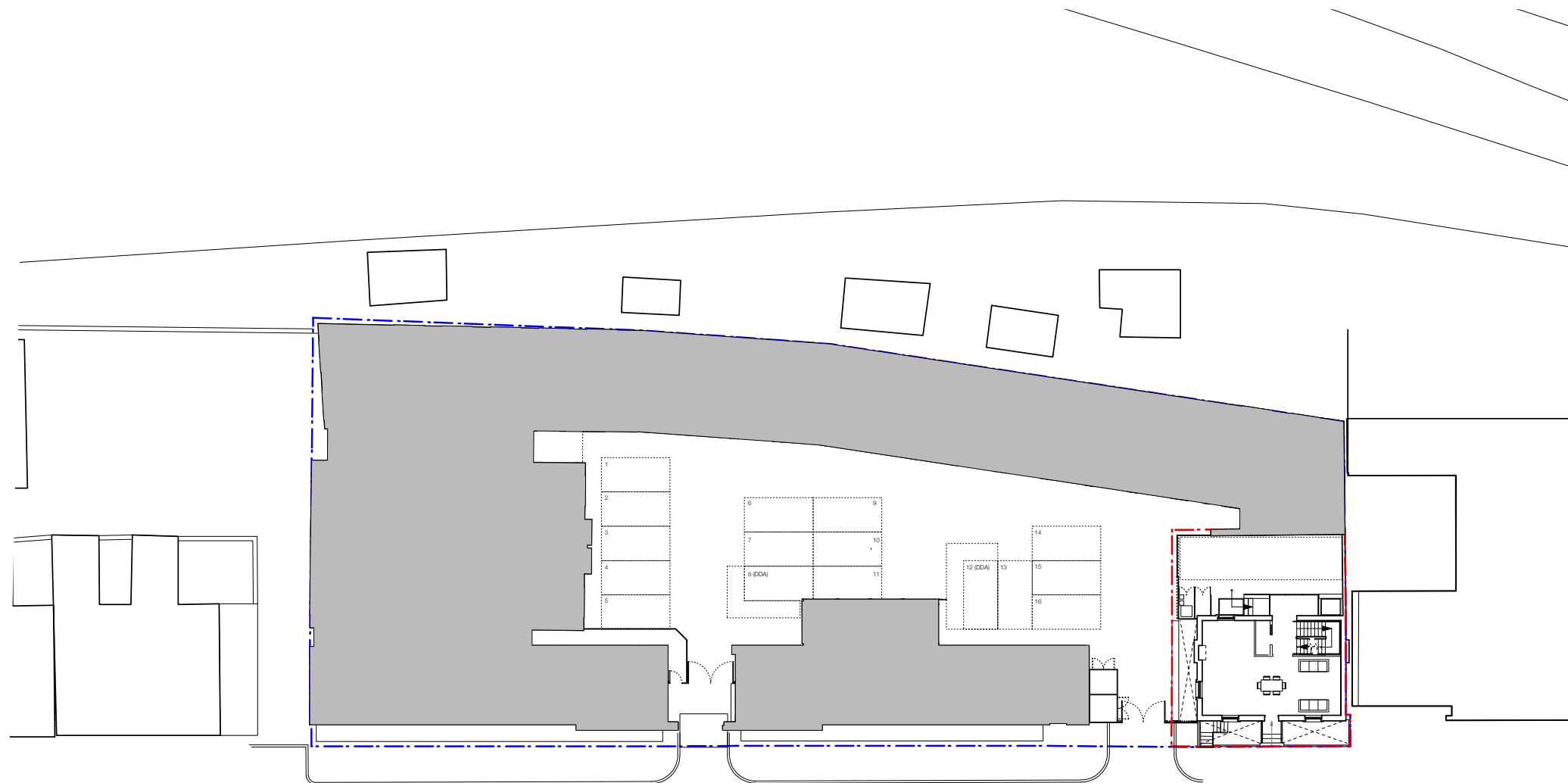


PHOTO 1. PHOTO OF THE EXISTING FULL HEIGHT OPENING



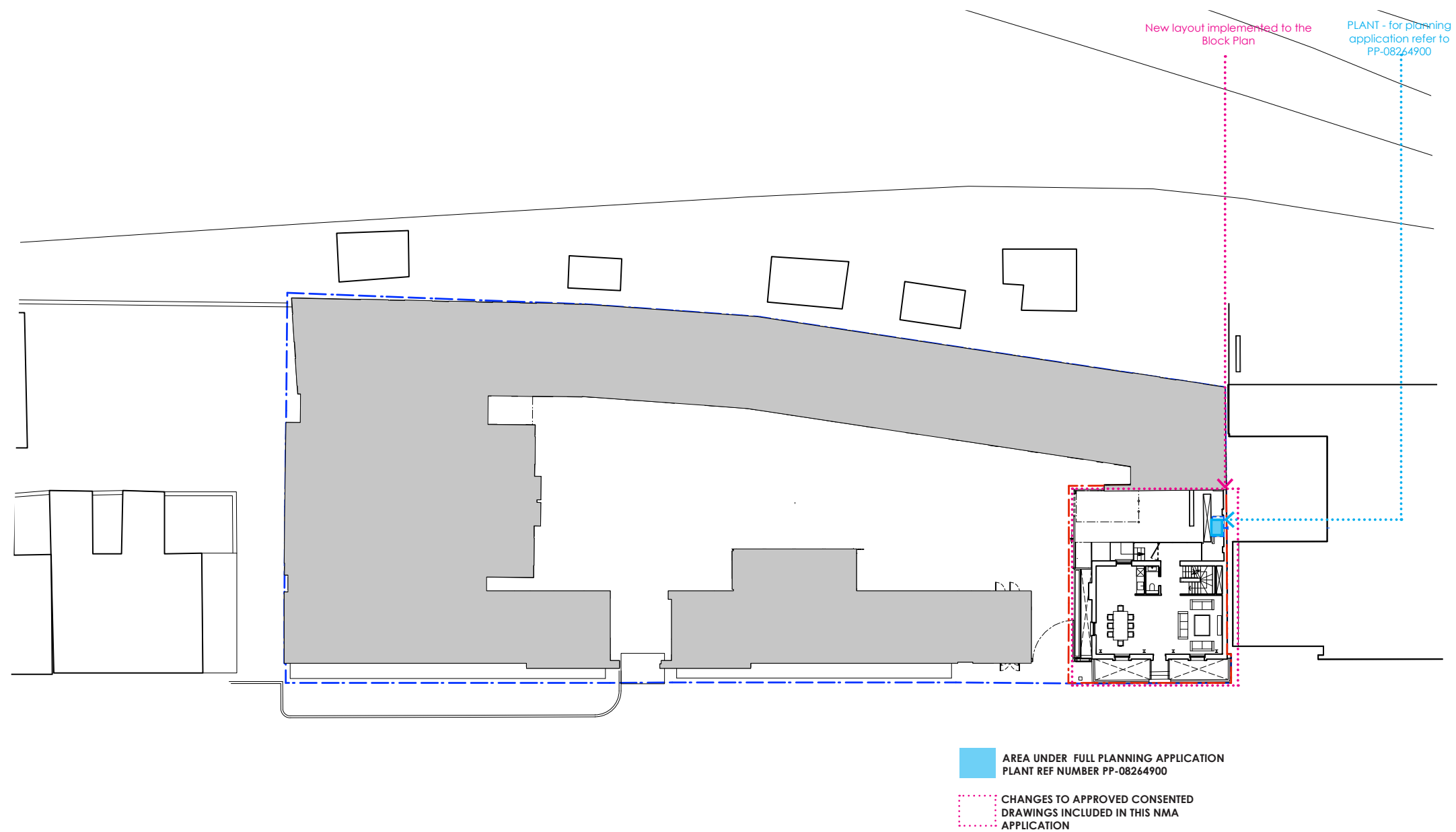
173\_PL1\_DN\_02\_P1  
REVISED DEMOLITION FRONT ELEVATION



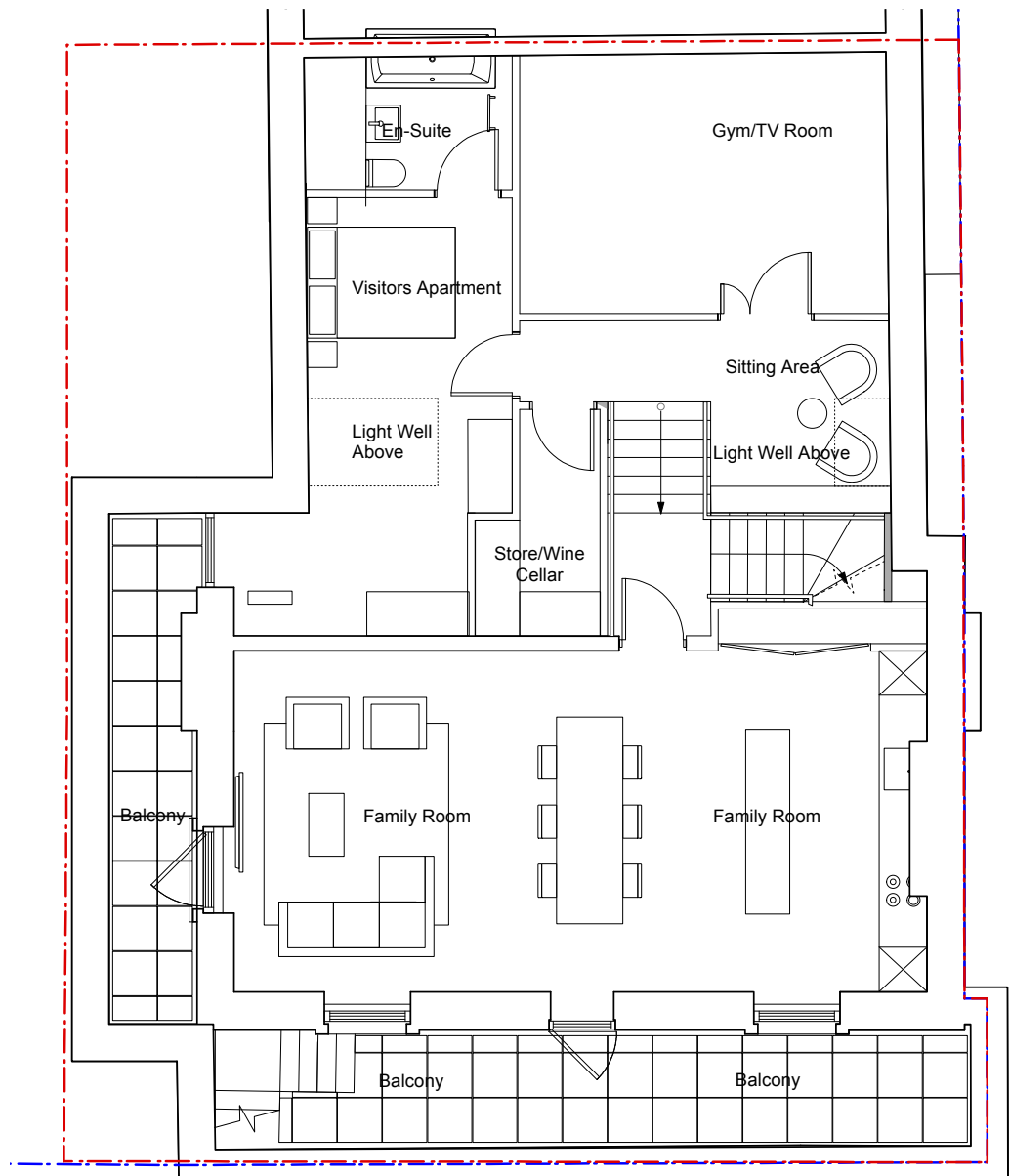


173\_PL1\_GA\_10\_P  
 CONSENTED BLOCK PLAN

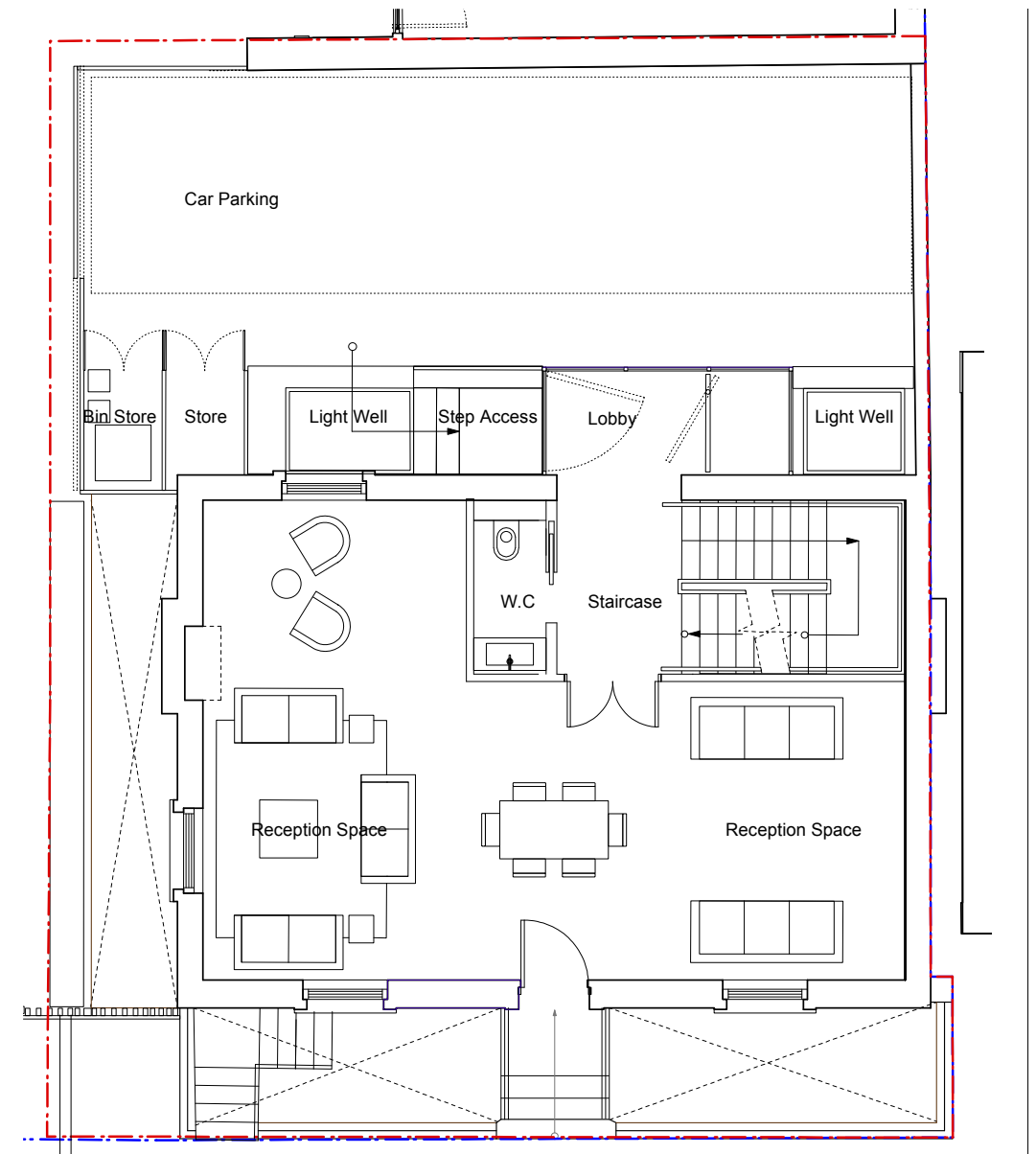
## 2.5 CHANGES TO CONSENTED BLOCK PLAN



173\_PL1\_GA\_10\_P1  
REVISED PROPOSED BLOCK PLAN



173\_PL1\_GA\_00\_P2  
 CONSENTED BASEMENT PLAN

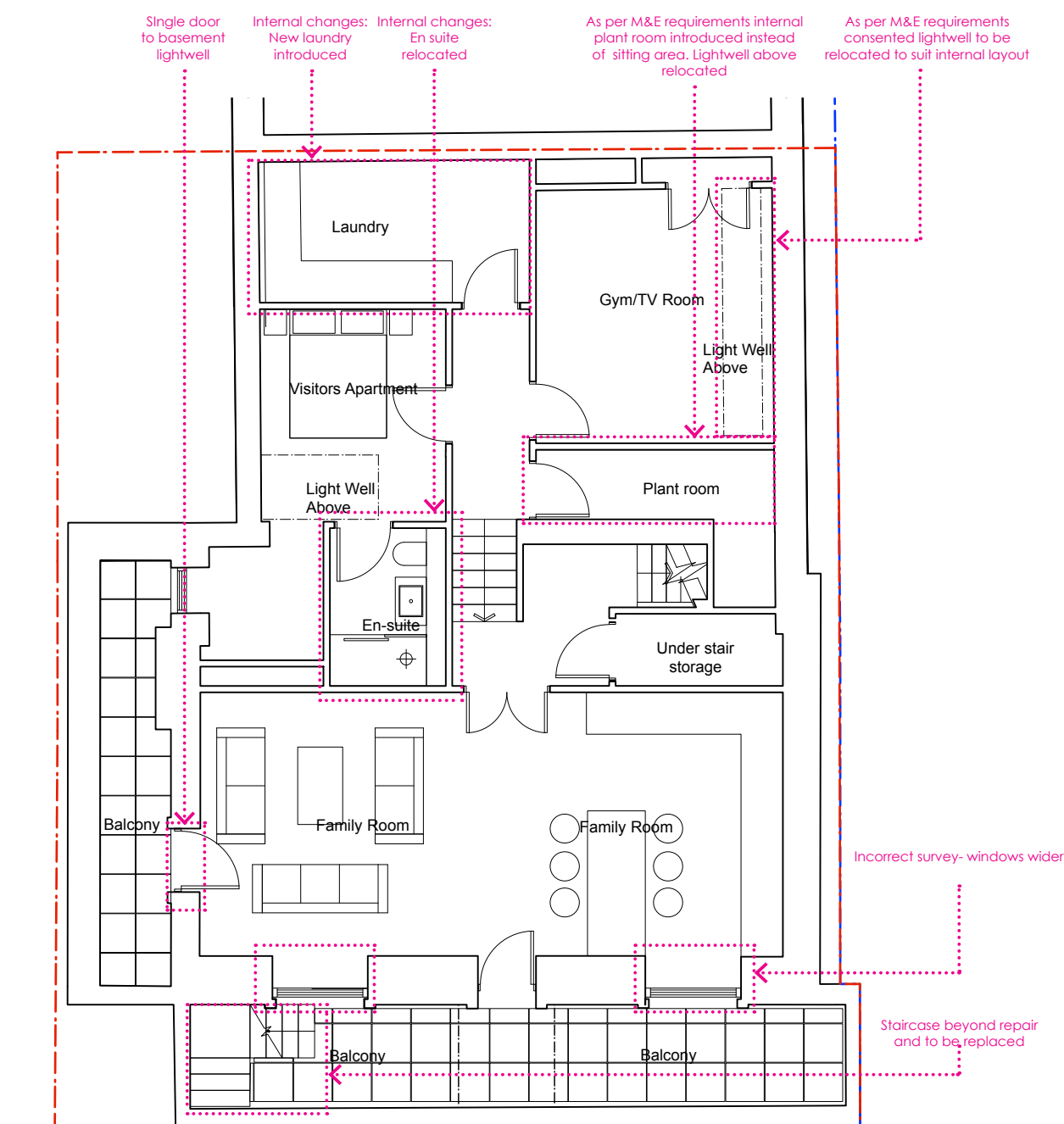


CONSENTED GROUND FLOOR PLAN





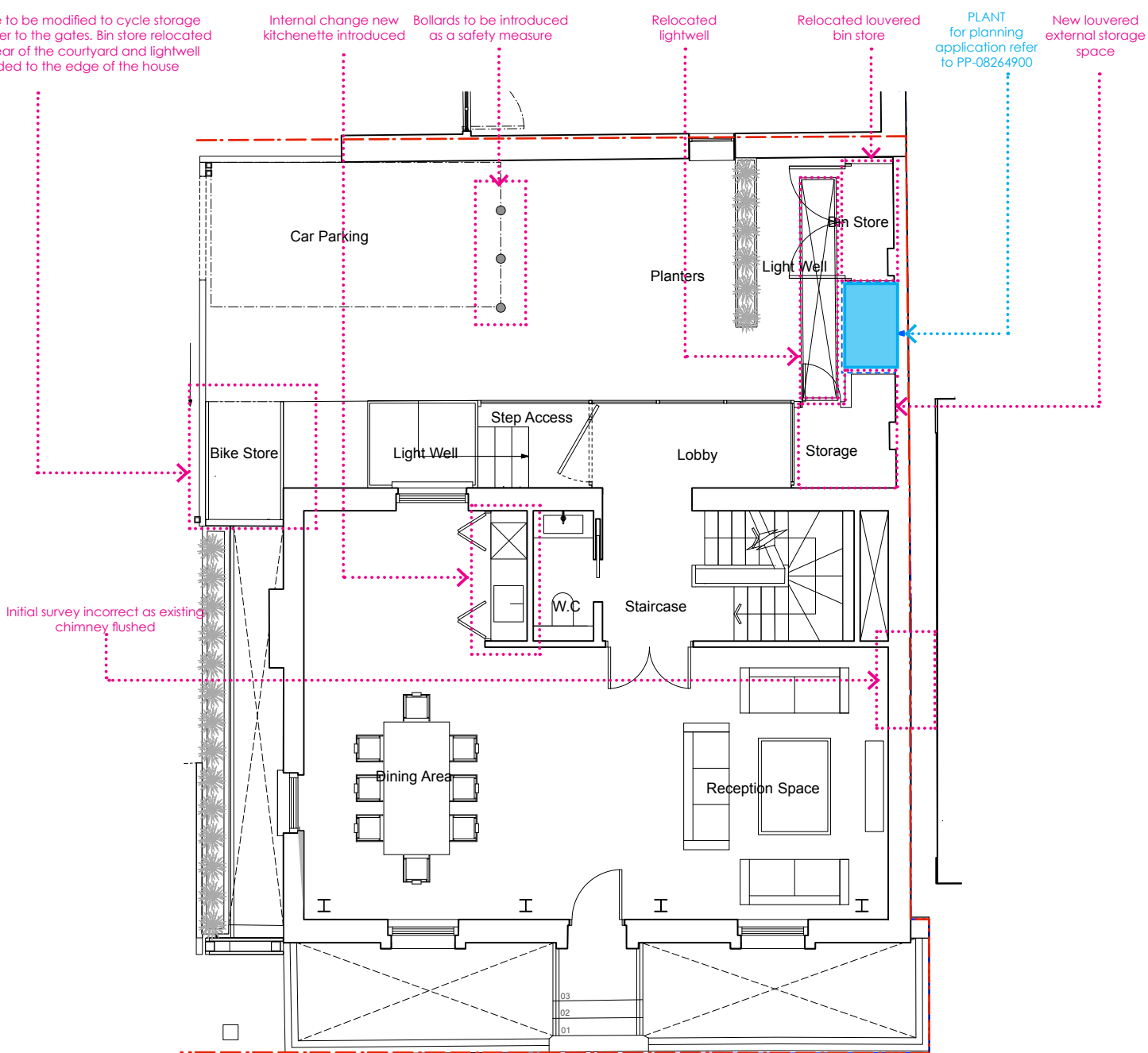
# 2.6 CHANGES TO CONSENTED BASEMENT AND GROUND FLOORS



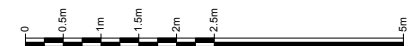
173\_PL1\_GA\_00\_P3  
REVISED PROPOSED BASEMENT PLAN

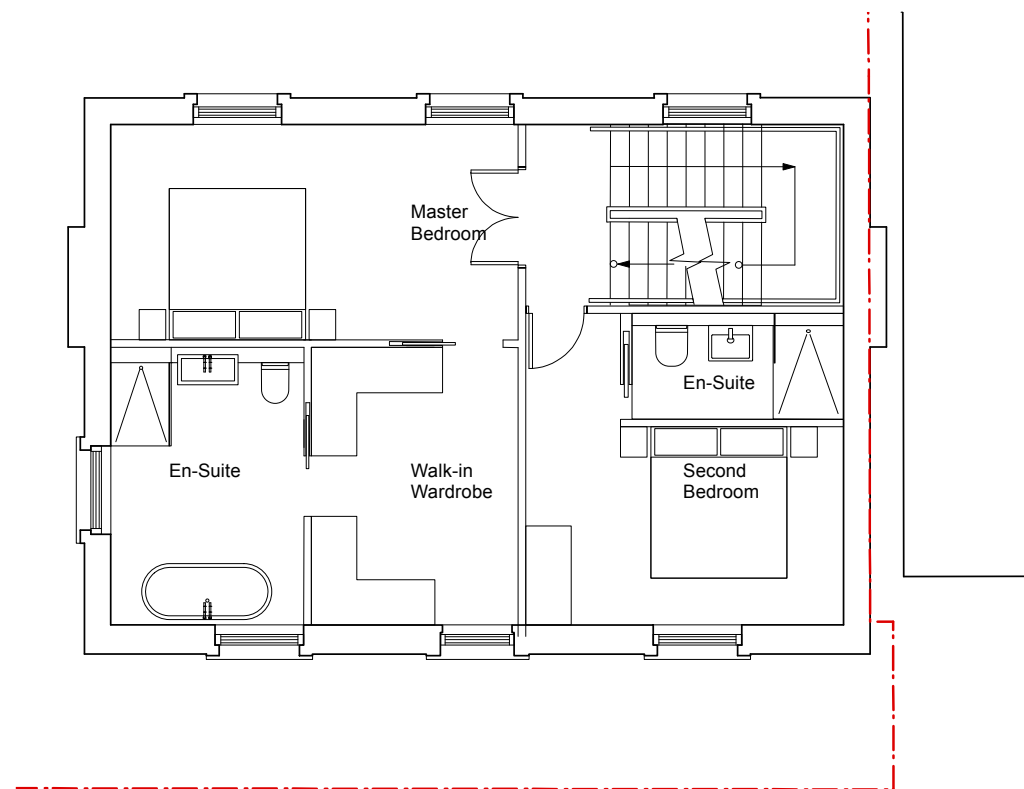
AREA UNDER FULL PLANNING APPLICATION  
PLANT REF NUMBER PP-08264900

CHANGES TO APPROVED CONSENTED  
DRAWINGS INCLUDED IN THIS NMA  
APPLICATION

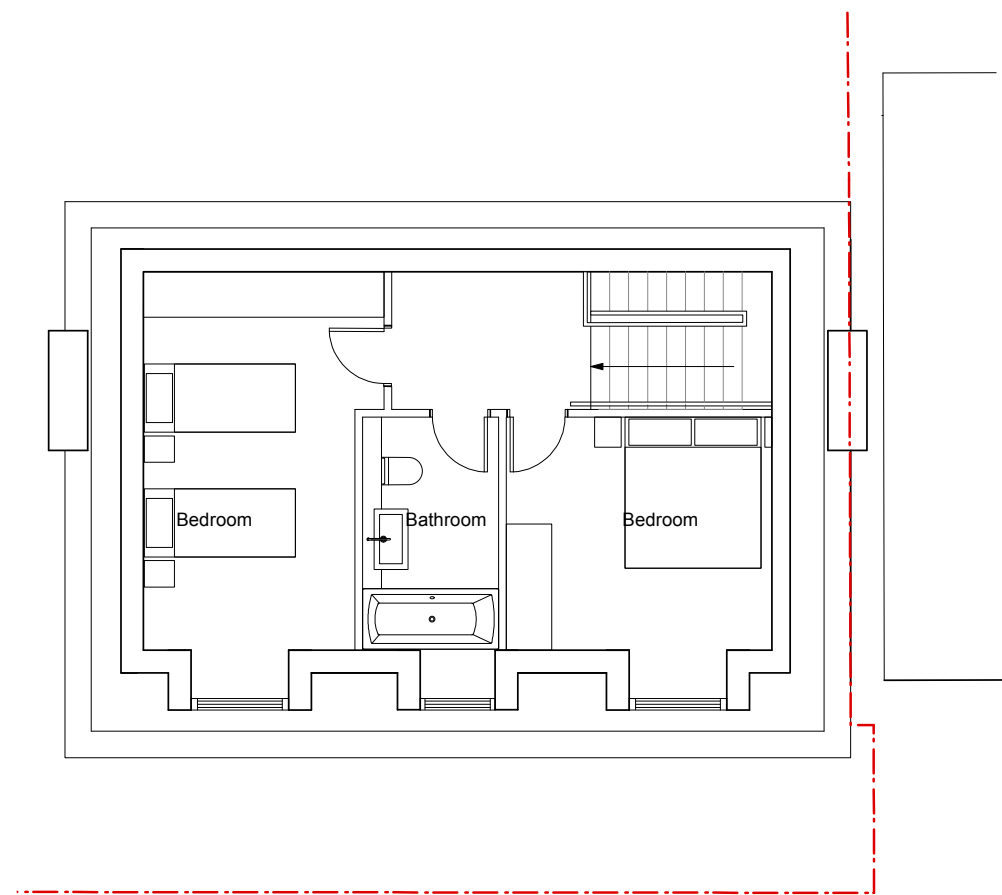


173\_PL1\_GA\_00\_P2  
REVISED PROPOSED GROUND FLOOR PLAN





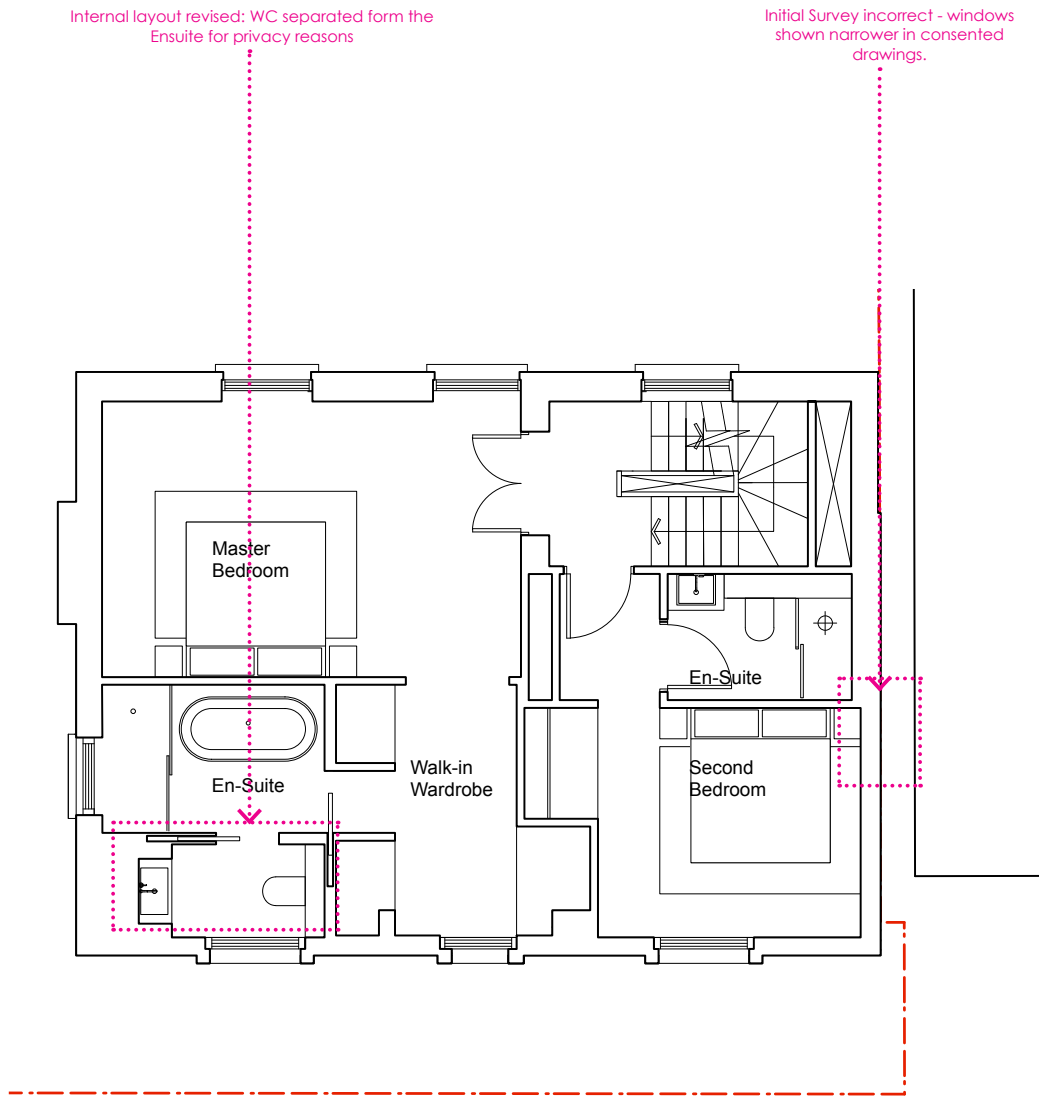
173\_PL1\_GA\_01\_P1  
 CONSENTED FIRST FLOOR PLAN



CONSENTED SECOND FLOOR PLAN

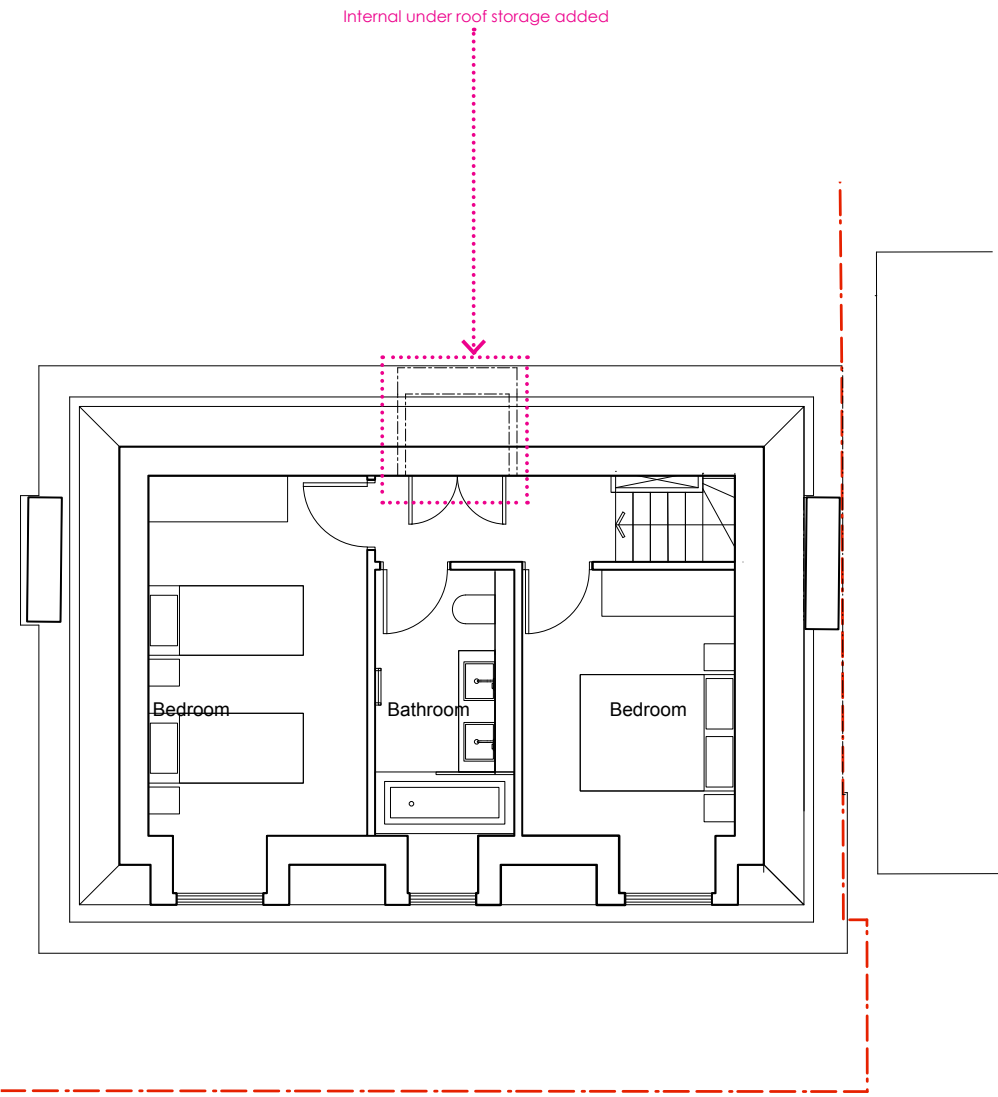


# 2.7 CHANGES TO CONSENTED FIRST AND SECOND FLOORS



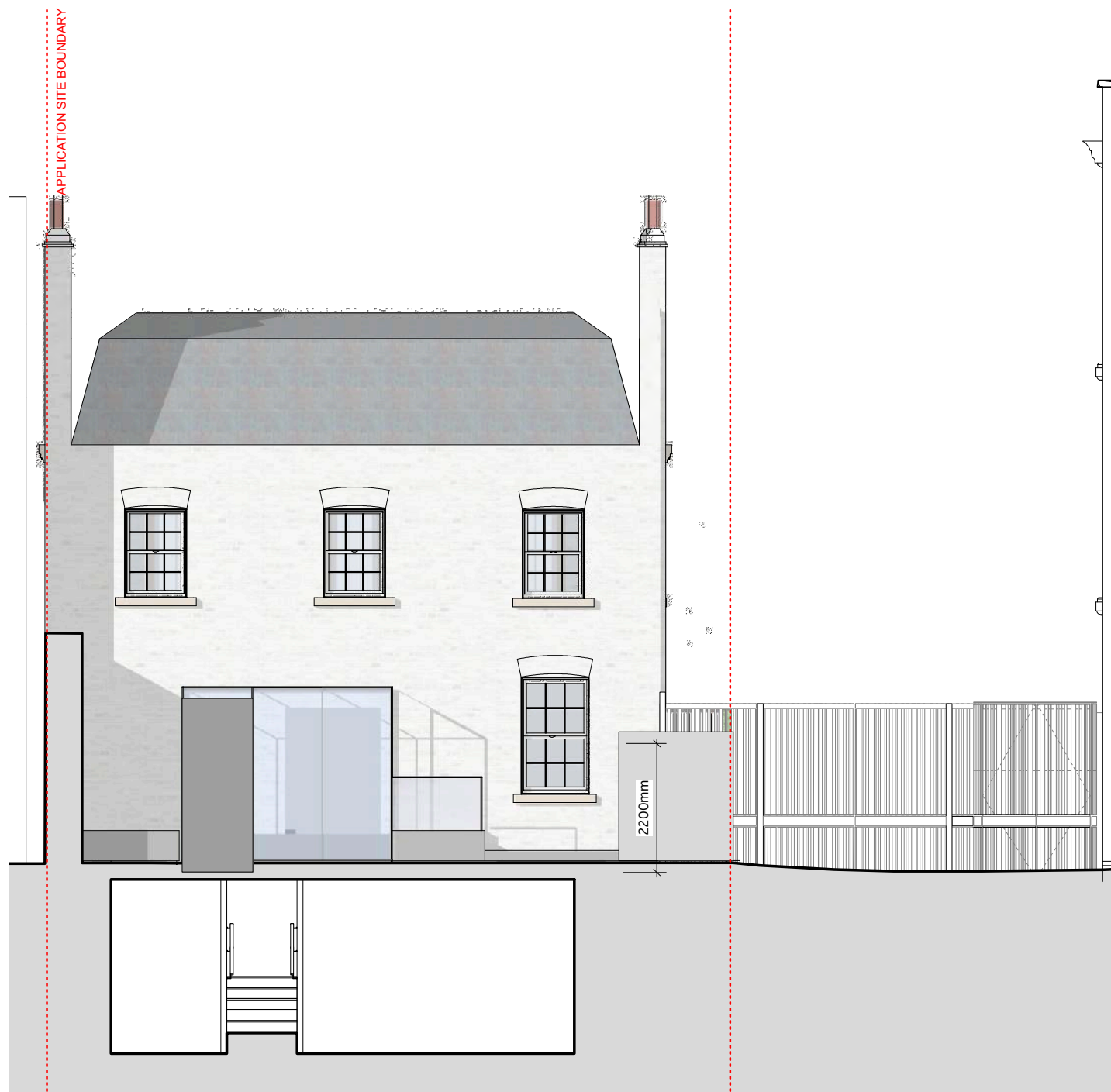
173\_PL1\_GA\_01\_P2  
REVISED PROPOSED FIRST FLOOR PLAN

CHANGES TO APPROVED CONSENTED DRAWINGS INCLUDED IN THIS NMA APPLICATION



REVISED PROPOSED SECOND FLOOR PLAN



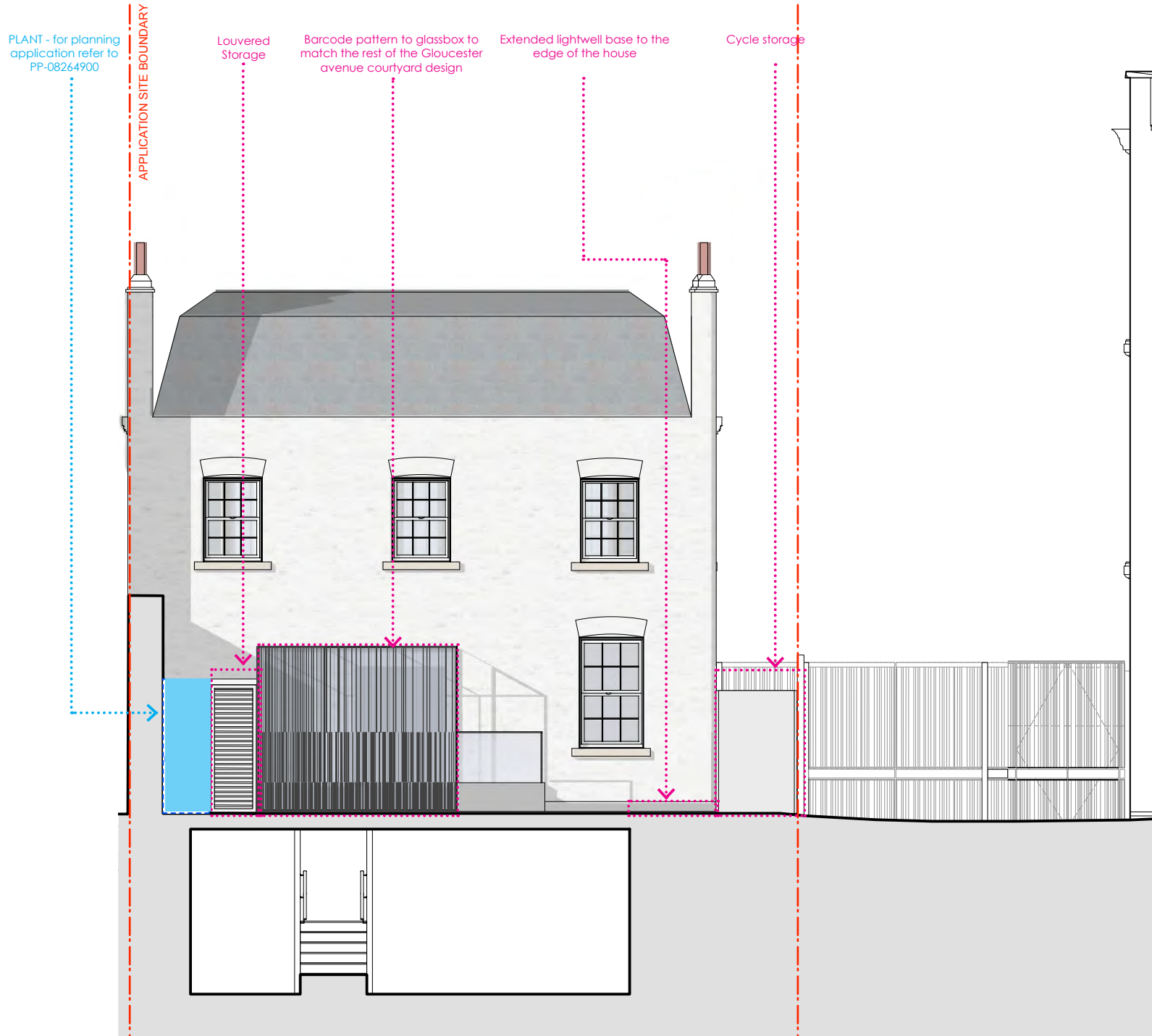


**173\_PL1\_GE\_03\_P2**  
 CONSENTED SECTION / REAR ELEVATION



**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

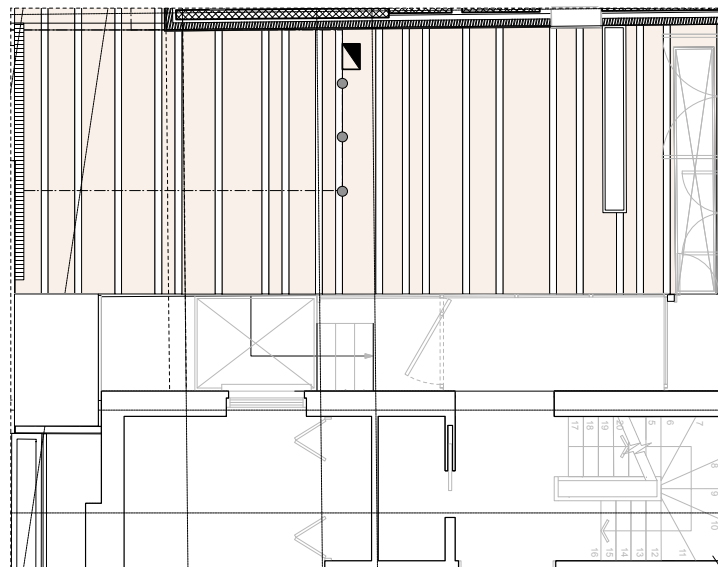
CHANGES TO APPROVED CONSENTED  
DRAWINGS INCLUDED IN THIS NMA  
APPLICATION





## 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

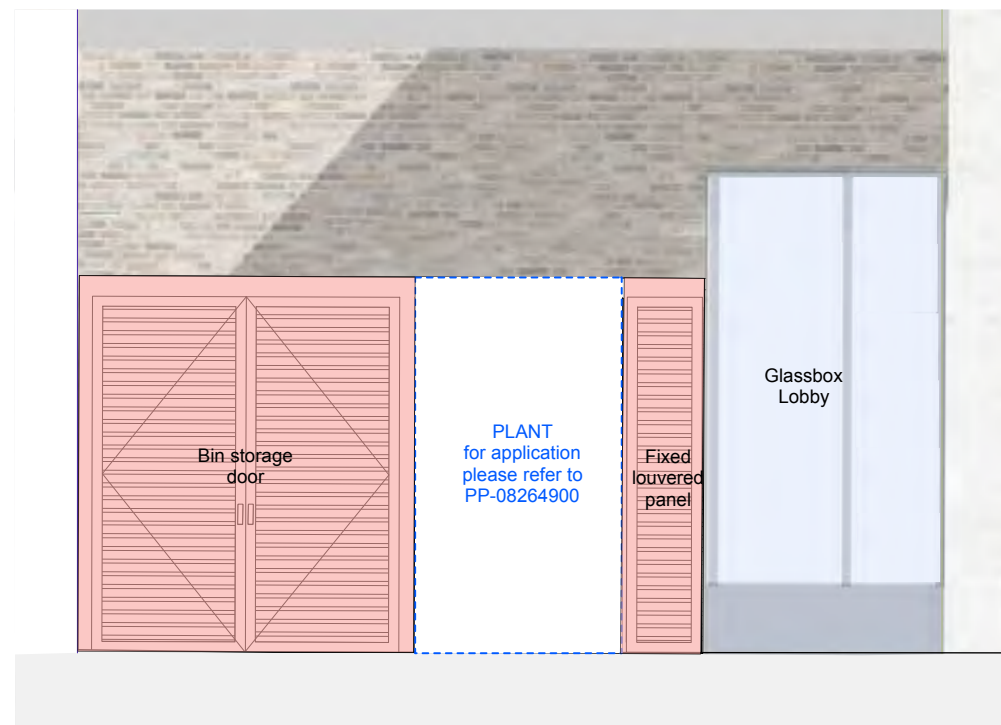
Dimensions 200 X 100 X 80

Colour SANDSTONE

173\_PL1\_LA\_01\_P

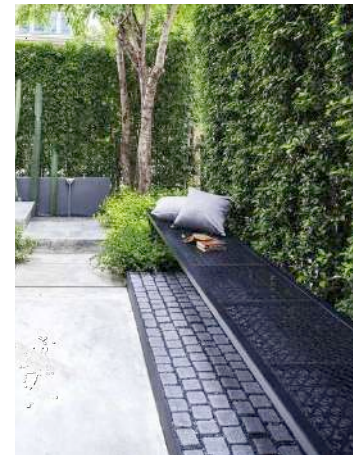
PROPOSED LANDSCAPE DRAWING

# 3.1 ADDITIONAL INFORMATION NEW ELEMENTS TO REAR COURTYARD



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

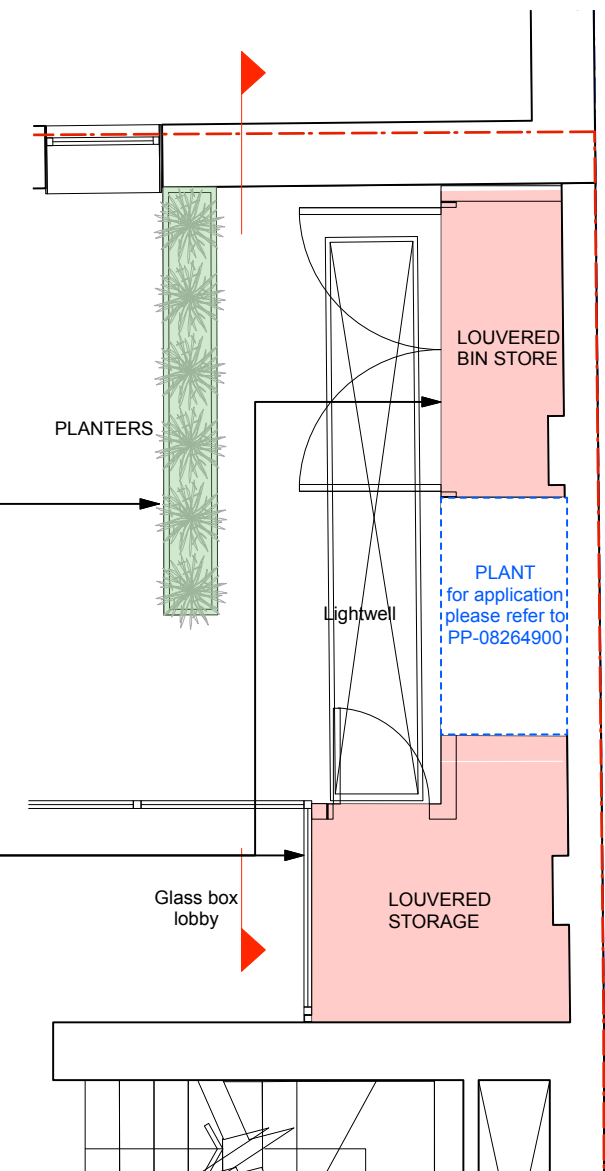
173\_PL1\_SS\_01\_P  
PROPOSED REAR COURTYARD



**Planters**



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

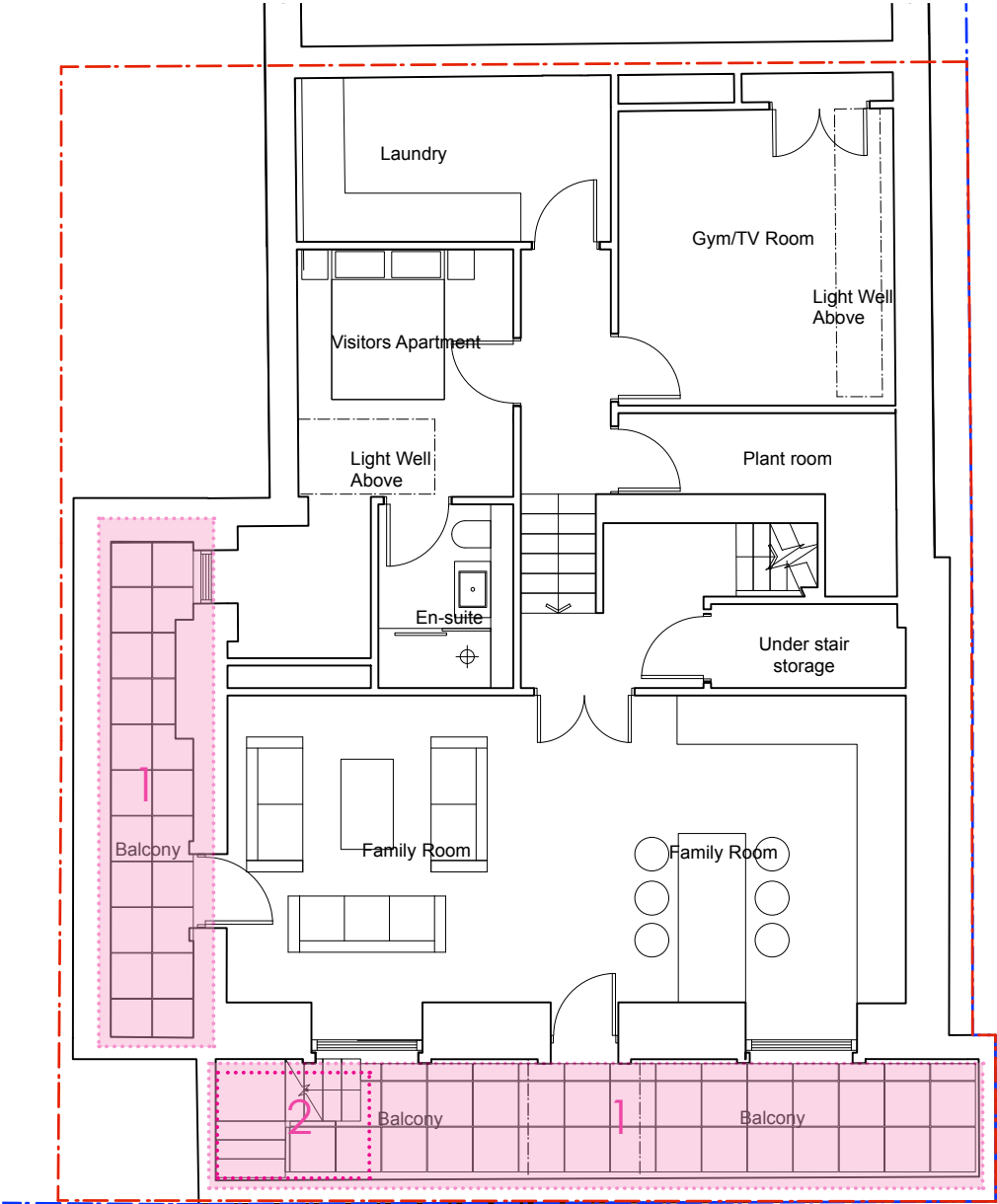


**01 Proposed Ground Courtyard Floor Plan**  
1:50 @ A1, 1:100 @ A3





# 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.

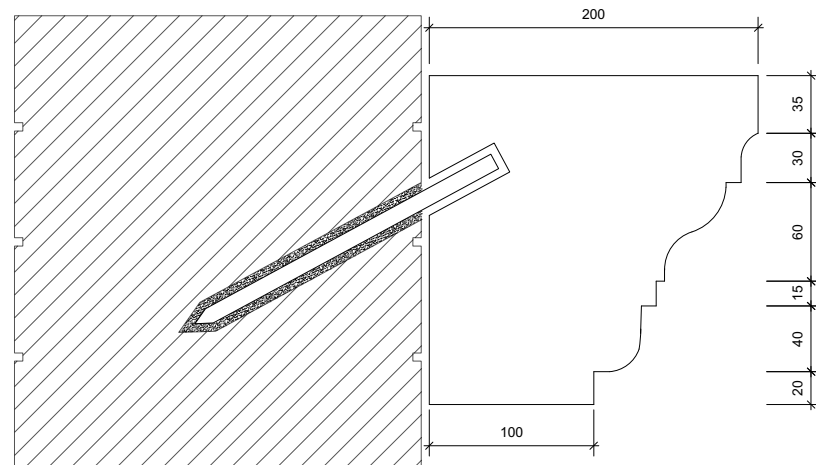


PRECEDENT OF YORKSTONE

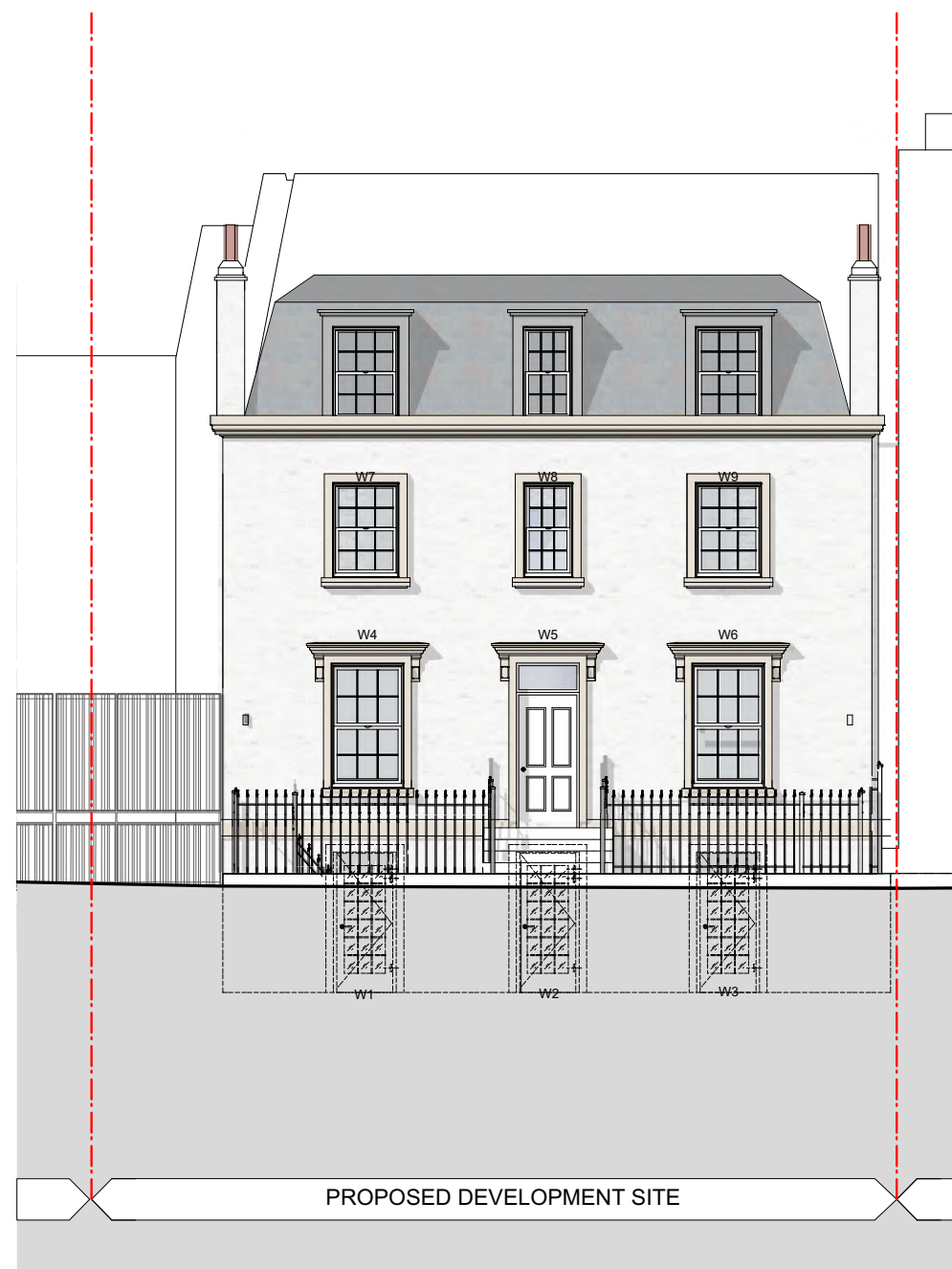
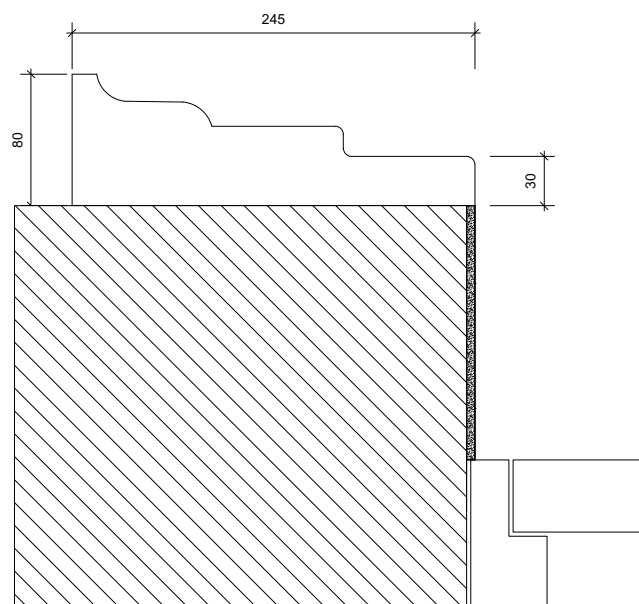


## 4.0 PROPOSED CHANGES TO CONDITION 4

- 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.

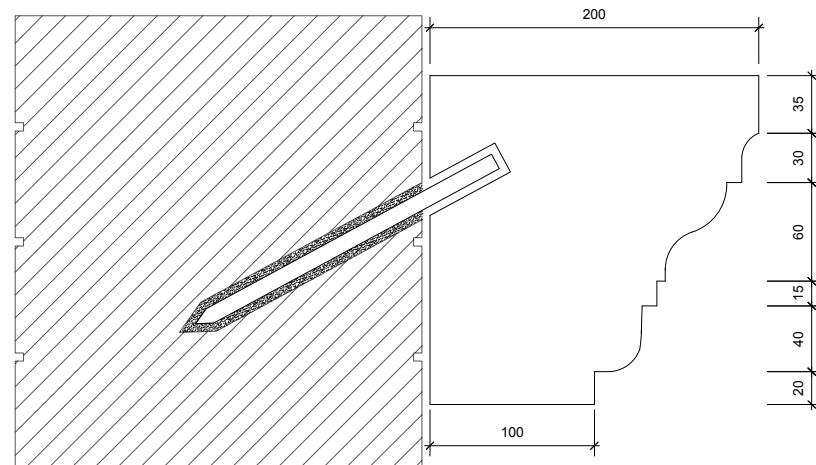
**GROUND FLOOR WINDOWS (W4 and W6)**  
Existing Cill to be removed, as they have significant cracks, with a new stone cill formed with upstand to receive window.  
Profile to be added to the frame on three sides oversailing the existing base to the reveal.  
The rolls and entablatures to be fixed through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

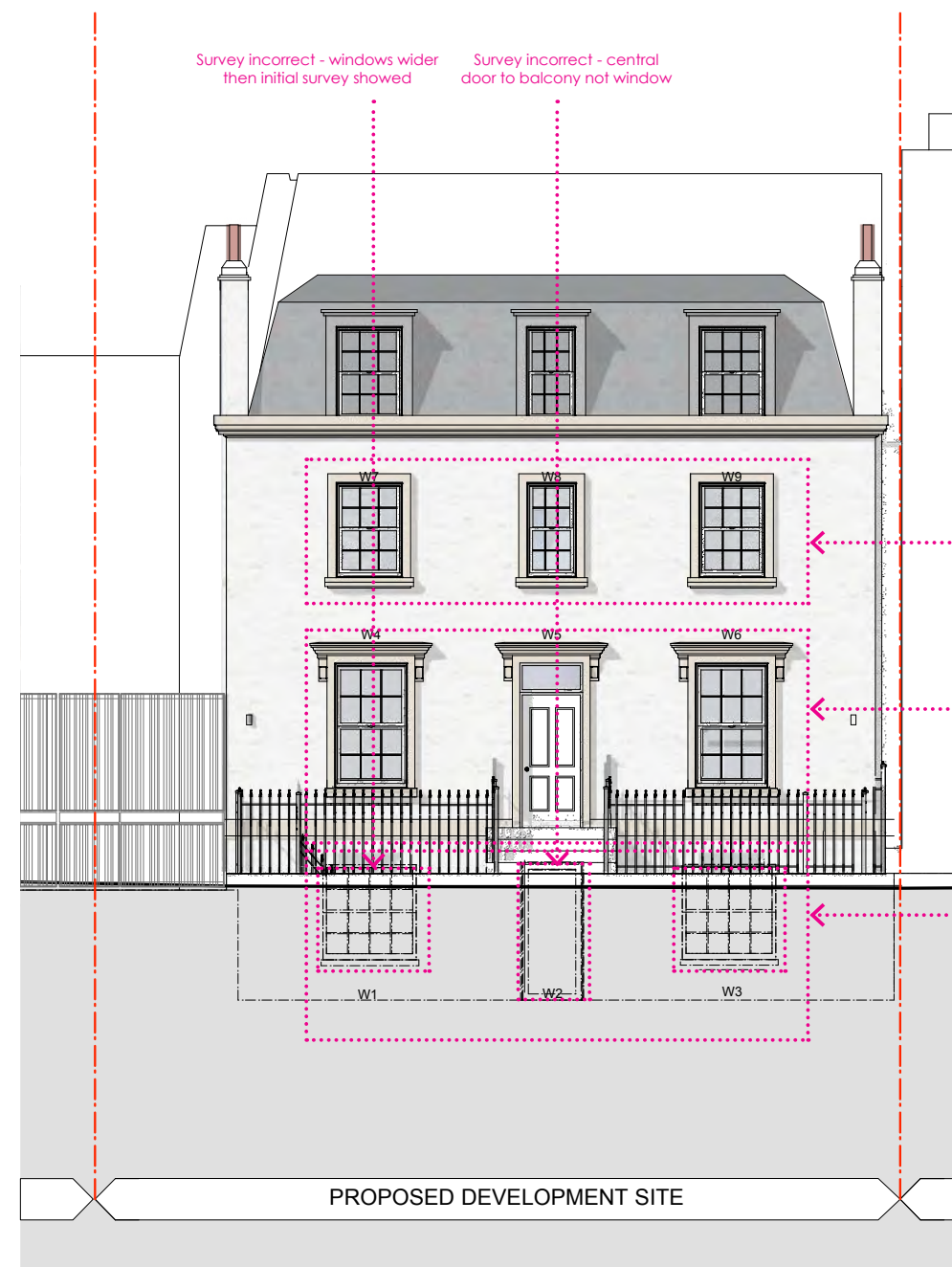
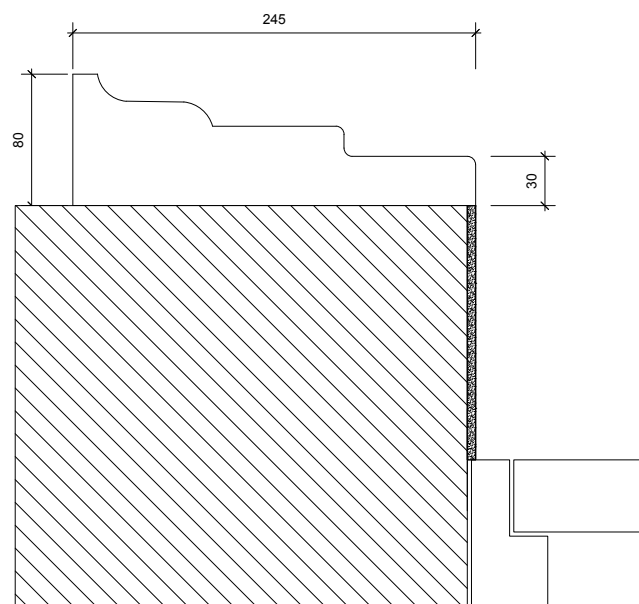
**FIRST FLOOR WINDOWS (W7 - W9)**  
Existing Cill to be removed, as they have significant cracks, with a new stone cill formed with upstand to receive window.  
Profile to be added to the frame on three sides oversailing the existing base to the reveal.

173\_PL-COND\_04D\_01\_P2  
CONSENTED FRONT ELEVATION

# 4.1 CHANGES TO CONDITION 4 FRONT ELEVATION



**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.

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



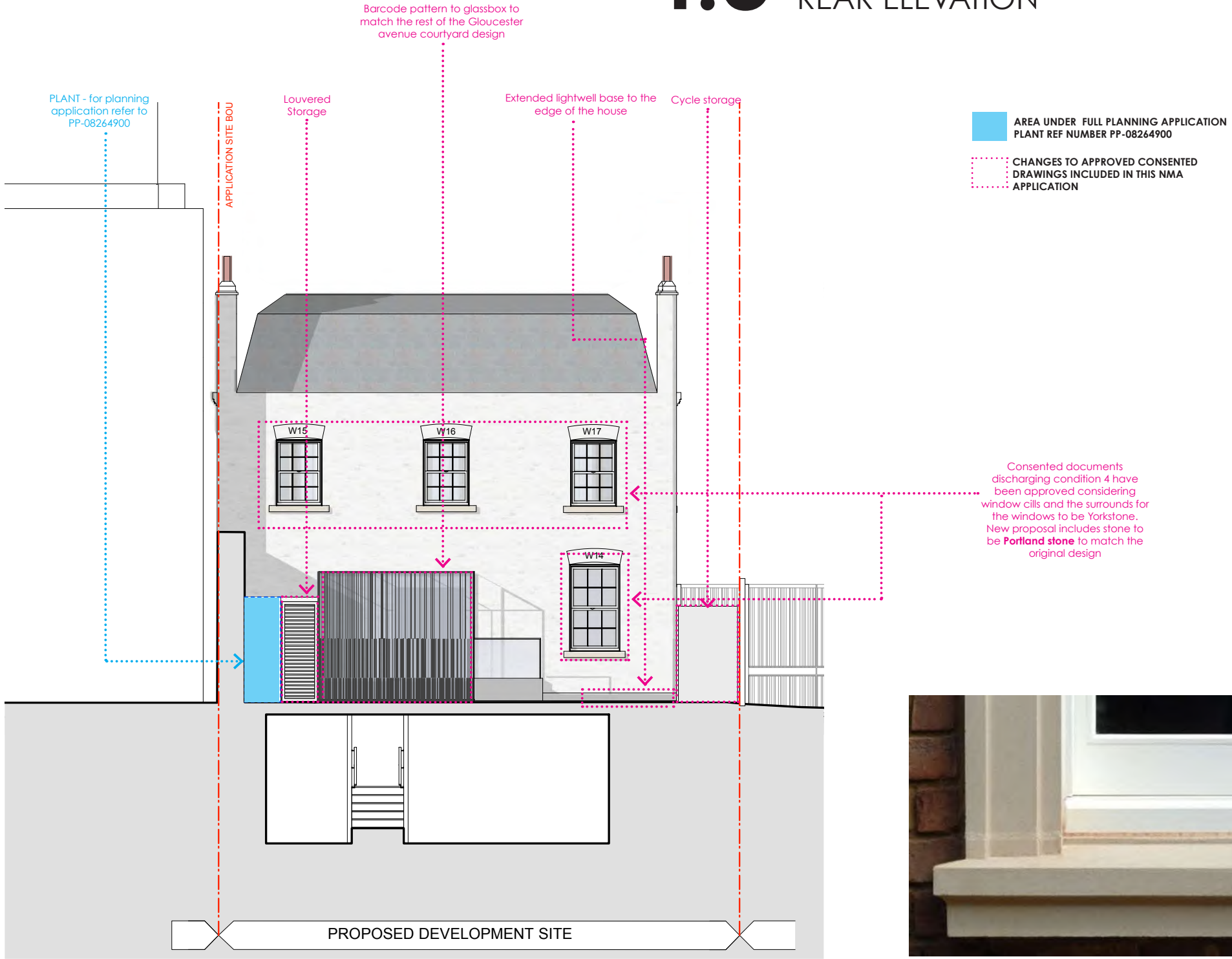
PORTLAND STONE PRECEDENT PHOTO

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



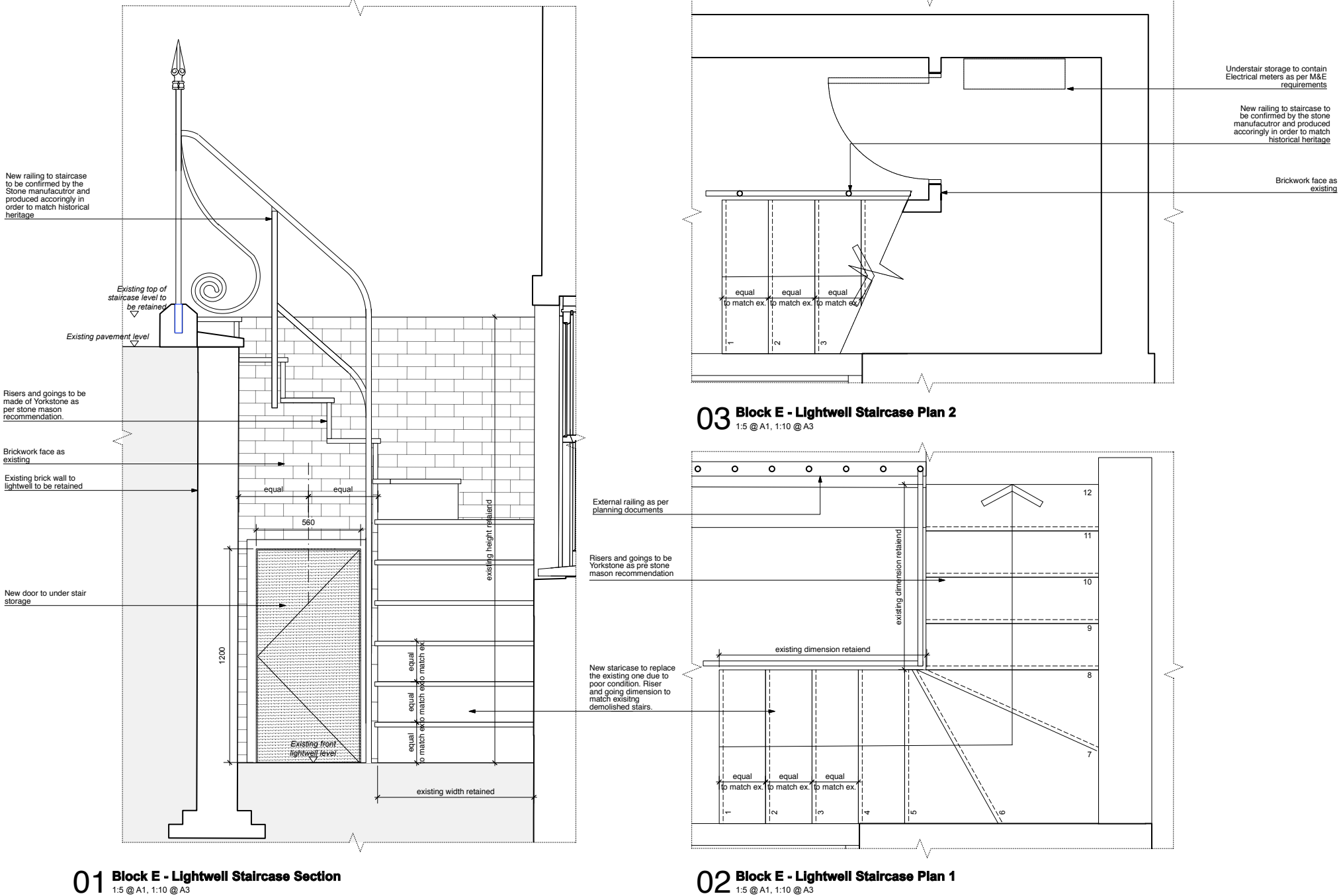
173\_PL-COND\_04D\_03\_REV P3  
PROPOSED REAR ELEVATION

PORTLAND STONE PRECEDENT PHOTO





## 4.4 NEW CONDITION DRAWING - LIGHTWELL STAIRCASE



173\_PL-COND\_04D\_04\_REV P  
PROPOSED LIGHTWELL STAIRCASE





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