

21 February 2020
Delivered by email

Kristina Smith
Senior Planning Officer
London Borough of Camden
5 Pancras Square
Kings Cross
London
N1C 4AG

Ref: LONL3021

Dear Kristina,

30 GLENILLA ROAD - NON-MATERIAL AMENDMENT APPLICATION FEBRUARY 2020

On behalf of our client, Seok Yee Swycher ('the applicant') we hereby submit this non-material amendment application relating to the consented planning permission for the redevelopment of 30 Glenilla Road, located in Belsize in Camden.

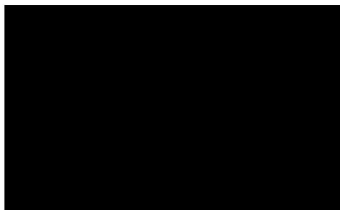
Planning permission was granted in January 2019 (Ref. 2018/0932/P) for the following development:

Demolition of existing dwelling house and erection of four storey replacement dwelling house with single storey basement and associated hard and soft landscaping works, including erection of garden room to rear and bin store to front of property.

The proposed amendments comprise internal alterations to the layout of the proposed dwelling, and minor alterations to the external elevations of the buildings, in hand with a partial change to the construction through the use of brick slips on parts of the building in place of hand set bricks, as we have previously discussed. The amendments are considered to be non-material in nature and are a result of ongoing design development and refinement by the owner/occupier ahead of the redevelopment of the house.

This application is accompanied by a design document by Ben Adams Architecture which sets out the proposed alterations, and a full associated set of replacement plans, elevations and sections.

The background to the site and surrounding area, in addition to the detail of the design of the house and the associated design development through engagement with Camden officers and other stakeholders is set out in the submission documents for the now consented scheme.



PROPOSED AMENDMENTS

The proposal does not seek to alter the height, bulk, massing or footprint of the building as consented, or depart from the design approach inherent to the consented scheme. The revisions are predominantly limited to internal layouts and the arrangement of rooms, in addition to some very minor external alterations to the consented scheme, none of which are considered to be material. The scheme will continue to provide a new family dwelling of high quality sustainable design and architecture, with the revisions resulting from ongoing design development and input from the owner of the property, whose long term primary residence the house will be.

Internal Alterations/Revisions

At basement level, the proposals include the marginal lengthening of the rear stair to the garden level (also an external change), and revisions to room layouts and their functions as shown in the submitted pack of revisions. At first floor, one bedroom to the front of the house is removed, and replaced with a larger bedroom with en-suite bathroom and wardrobe area.

The house goes from having 5 bedrooms at the upper levels to 4 bedrooms at upper levels, with a studio bedroom space in the basement level to the front. As such it will continue to be a generously proportioned family sized house containing 5 bedrooms in total, as per the existing house to be demolished.

External Alterations/Revisions

At ground floor level, an air conditioning unit is now proposed, housed and fully enclosed within the bin store to the front of the house, which is relocated from the previous position within a roof volume at the front of the property at first floor level.

To the rear, bi-folding doors to the rear patio are changed to sliding doors, and the position of the pantry door to the side of the house is altered slightly, while boiler flues and extracts are now shown on the elevations. At first floor level, two of the roof lights to the kitchen are removed at the rear of the property, and a solid panel is added to part of the remaining large lateral roof light. At third floor level one of the two chimneys is removed.

Façade construction

It is proposed to introduce the usage of brick slips as part of the overall approach to the façade construction for the new house. The combination of façade construction methods include traditional brickwork on the street facing, lower volume of the house and boundary wall to the street, with brick slips then used for the second volume set back within the site, in addition to the incorporation of slate tiles at roof level. The location of the different methods is set out in detail in the accompanying pack by Ben Adams Architects, including marked up elevations.

The rationale for the inclusion of brick slips has previously been shared with Camden officers, who agreed with the approach in principal, as you will be aware, and also agreed this NMA process to secure the appropriate revision to the consented scheme. To reiterate, the facing material (fired clay brick with traditional mortar) would be the same for the traditional brick work and the brick slips, only the system of its application differs. The use of brick slips has benefits in terms of construction timetable and loading of the building (as a lighter element), while there are also thermal benefits to using brick slips, as the external skin is hung from an insulated panel.

There of course is a condition attached to the planning permission (condition 3) which requires the submission of detailed drawings or samples of materials as appropriate for approval by the Council,

which would apply to all materials listed above, meaning the Local Authority will have a further opportunity to approve the physical sample at a later date as appropriate.

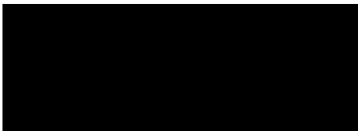
SUMMARY

To summarise, the proposals are considered to be non-material in the context that they mainly relate to very focused design refinements and revisions to the internal layouts of the house. The external height, bulk and massing of the house remains as consented, as does the approach to the design. Revisions are proposed to the construction method through the introduction of brick slips, which has been discussed with officers already, and does not constitute a material change to the planning permission.

The proposals will continue to deliver a new single family dwelling of high quality sustainable design and architecture, which will make a positive contribution to the Conservation Area. The design has evolved in line with the wishes of the owner/occupier, to deliver their long term primary dwelling in line with adopted Local Plan policies including D1 Design and H6 Housing choice and mix, which seeks to secure high quality accessible homes that provide functional, adaptable and accessible spaces, meet relevant space standards and provide housing suitable for existing and future households, which the proposal continues to do.

I trust the submitted documents are suitable for you to validate and consider this application, however if you require anything further please do contact me.

Yours sincerely



Laurence Brooker
Director

