

GMA ARCHITECTURE

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Camden Council
Development Management
Regeneration and Planning
London Borough of Camden
Judd Street
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Dear Mr Sexton

22 LANCASTER GROVE, LONDON NW3 4PB

Please accept this letter as forming part of a Non Material Amendment application for the above property. The application relates to minor amendments to the facades granted on 9th September 2019 application reference 2018/4896/P. Please refer to drawings GA-07, GA-08, G-09 and GA-10 for further details, showing the comparison between the current approved elevation and the proposed.

Proposed amendments

1. It is our intention to utilise a brick plinth base course rather than the reconstituted plinth course as consented. With reference to previous comments made by the local authority that some of the stone elements were excessive in grandeur for the area, we feel that a brick plinth is more in keeping with the area and adjacent properties.
2. The brick corbel details to the gable ends of the property have developed in line with the detailed design for construction of the eaves.
3. We have introduced a subtle brickwork verge detail to the gable ends in the same brick as the main house. We feel this is complementary to the highly detailed brickwork facades of the adjacent properties.
4. Corbel details were incorrectly shown on hipped roofs on the consented drawings. These have now been removed.

5. The false chimney designed to hide the lift overrun has been simplified to reduce the overall bulk of this element on the roof.
6. We have removed the large double sash window (WG-19) on the ground floor flank elevation (East) to increase the flexibility of the kitchen. The kitchen still benefits from extensive natural light via the orangery and the lantern roof light. This will increase the ability to further soft landscape the flank passageway as recently requested.
7. We have introduced white painted hardwood French doors and side lights to the orangery flank elevation (East). These doors now match the opposite side of the orangery and as well as providing better balance to the space, it now allows for greater access to the garden beyond, and direct access to the proposed outdoor bbq area (highlighted in the landscaping strategy).
8. There has been a small increase to the rear of the garage on the flank elevation (East) to accommodate a riser duct from the lower ground floor. This will not be visible from the road.
9. There has been a small reduction to the overall width of the ground and first floor windows on the flank elevation (West) which we feel is more in proportion to the elevation as a whole.
10. Due to client requirements, we have removed one of the chimney's to the flank elevation (West). We have also made minor amendments to the position of the remaining chimney as construction detail design progressed
11. The site levels highlighted on application reference 2015/6106/P drawings which were used on our subsequent application were found to be incorrect on a recent site survey associated with the demolition works. As such, to be able to achieve 2400mm headroom on the second floor and achieve the required insulation build up to the roof construction to meet building regulations, the ridge height has increased by 308mm. This also assists in providing visual cover to the roof mounted photovoltaics panels required at roof level.

We believe that the proposed minor alterations provide a more balanced façade treatment, whilst maintaining the character of the previous approval.

Yours faithfully



IAN LAVERICK