

This application for variation of Condition 1 of 2019/3917/P refers to 1. Redrawing of the mansard window as dormer, consistent with the above consent reasons cited. There is no alteration in size or location, and 2. Appropriate finish to the front elevation.

1. The Officer's reasons for granting the above variation (dated 13 March 2020) states:

"The proposed front dormer window ... would be in line with the windows below and would be appropriately subordinate"

During preparation for implementing the consent it has been noticed that due to an oversight the plans have drawn the front dormer incorrectly as a velux. This variation seeks to correct that oversight. The window remains the same size, subordinate in proportion, aligned with the window below, and is fully consistent with the CPG March 2019 S4.4. The front elevation drawing remains the same – it is in section and plan that the oversight is corrected.

2. Finish to front elevation:

During preparation for implementing the consent the contractor has noted that there is very little of the remaining original brickwork. The large scale infill at ground floor with modern pillars, concrete lintel and metal shutter has removed most traces of the original frontage. Similarly at first floor level the original brickwork arch and area below has been replaced with modern materials. Further infilling and extension as granted will introduce further non original brickwork. Even though all these modern materials are currently conditioned to be painted white, this is not believed to be the original treatment, and will result in a noticeably infilled and altered elevation.

To achieve a higher level of thermal efficiency and visually consistent finish, it is proposed to render the front elevation in fine grade white painted render. This will be identical to the finish consented to the other elevations of 2 Hermit Place, and more widely in most of the rest of the block at Hermit Place (drawing E05), Kilburn Vale and Belsize Road.

4 Hermit Place, and both adjacent buildings at 3 Hermit and the Hermit/Kilburn Vale corner have used the same render finish. Camden planning officers noted in the report 2013/2366/P for 4 Hermit Place:

"The replacement of front garage doors and the rest of the alterations to the front elevation are considered to be acceptable in design terms....The proposed extension is considered to be in keeping with the appearance and character of the existing building and the established pattern of development in the area."

The CPG March 2019 refers to retaining original features – in this case largely lost – and integrating with the existing character of surrounding buildings. The proposed variation will meet the objectives of the CPG.