



2 Maresfield Gardens, London NW3 5SU

Non-material amendments to planning permission reference 2015/6894/P
to secure design revisions

Planning Statement

15th June 2020

AZ Urban Studio Limited
2 John Street
London
WC1N 2ES

T +44 (0)20 7234 0234
www.azurbanstudio.co.uk

AZ URBAN STUDIO

Planning Statement

2 Maresfield Gardens, London NW3 5SU

Client: 2 Maresfield Limited

Reference: AZ1407
Status: Submission
Date: 15.06.20

Name Author:
Signature Ashley Bailey BA (Hons) MA MRTPI

Telephone: 020 7234 0234

Position
Senior Planner

ashley@azurbanstudio.co.uk
www.azurbanstudio.co.uk

1. Introduction

- 1.1. The building at 2 Maresfield Gardens has been the subject of a long and drawn-out process of refurbishment over many years. This has included changes of ownership as a result of previous developers falling into financial difficulties, and this has led to a number of pauses in the development process and also a series of planning changes over the years. Finally, the development is now well advanced and should be completed in the coming months, and the six residential units provided can be put to beneficial use.
- 1.2. As the current owner has worked through the construction process a number of small amendments to the approved scheme have been identified as either desirable or necessary, or both.
- 1.3. Planning permission 2015/6894/P has been implemented and, as a result of the further design development, amendments are now sought during construction. The amendments are all of a very minor nature within the overall context and complexity of the development approved, and are considered to be non-material within that overall context.
- 1.4. This statement sets out the chronology of the approved scheme and the design changes now proposed, and how they are non-material and the scheme will remain fully compliant with the relevant development plan and other policies. Where relevant, amended, or additional supporting material has been submitted to support the amendments sought.

2. Planning history

2.1. No.2 Maresfield Gardens has an extensive planning history from the past 12 years, which can be summarised as:

- 2008/2288/P – Change of use from 5 to 6 flats, including erection of a basement extension with lightwell to the front and a rear internal courtyard, erection of single-storey ground floor extension on the front elevation, erection of a lower ground and ground floor rear extension (Granted 12.03.09 subject to conditions and S106 agreement). Subsequent approval of details required by conditions granted.
- 2010/2772/P – Amendment to planning permission granted on 12th March 2009 (ref 2008/2288/P) including revision of internal layouts to provide vertically arranged duplex apartments, extension at lower ground floor level, addition of rear extension to coach house at lower ground and upper ground floor levels, changes to front fenestration on coach house and erection of a timber enclosure in rear garden. (Granted 26.08.10 subject to conditions and S106 agreement). The officer's report for this application notes on page 1 that the earlier permission 2008/2288/ P has not been commenced.
- 2011/2206/P – Amendments including change of use to 4 self-contained flats, amalgamation of the two internal courtyards into one, of planning permission granted 12/03/09 (2008/2288/P) as amended on 25/08/10 for change of use from 5 to 6 flats, basement extension with lightwell to front and rear and a rear internal courtyard, erection of single-storey ground floor extension on front elevation, erection of lower ground and ground floor rear extension, rear extension to coach house at lower ground and upper ground floor levels, changes to front fenestration on coach house and erection of a timber enclosure in the rear garden. (Granted 12.07.11 subject to one condition). The officer's report for this application notes on page 2 that the earlier permission 2008/2288/P is under construction.
- 2011/4584/P – Amendments to planning permission granted 12/03/09 (2008/2288/P) Namely to revise the internal layout and reduce the number of flats from proposed 4 to 3. (Refused 04.11.11) 2012/6011/P – Non-material amendments to planning permission granted 12/07/11 (2011/2206/P) ... Namely reconfiguration of the first floor and increase in number of units from 4 to 5. (Refused 08.02.13)

- 2014/6313/P – Amendments to planning permission 2010/2772/P: Addition of one storey at second floor level with replacement roof level accommodation above, alterations to Coach House façade and partial enclosure of lightwell, and alteration to front light well (all further works to partially completed works carried out under permission 2010/2772/ P), and use of the resulting building as 6 residential units (Granted 30.03.15).
- 2015/6894/P - Variation of condition 3 (approved plans) of planning permission 2014/6313/P dated 30/03/2015 (for addition of one storey at second floor level with replacement roof level accommodation above, alterations to Coach House facade and use of resulting building as 6 residential units), namely increase in size of front lightwell, creation of rear stepped lightwell to Coach House, glazed infill extension to rear, creation of 1st floor roof terrace at rear including replacement of windows with French doors”. NOTE THIS IS THE PERMISSION CURRENTLY UNDER CONSTRUCTION AT THE SITE.
- 2016/6812/P - Details of chartered engineer required by condition 2 of planning permission 2015/6894/P dated 24/08/2016 (for variation of condition 3 (approved plans) of planning permission 2014/6313/P dated 30/03/2015 for addition of one storey at second floor level with replacement roof level accommodation above, alterations to Coach House facade and use of resulting building as 6 residential units) (Granted – 23.12.16).
- 2017/0144/P - Variation of condition 1 (approved plans) of planning permission 2015/6894/P dated 24/08/2016 (for variation of condition 3 (approved plans) of planning permission 2014/6313/P dated 30/03/2015 (for addition of one storey at second floor level with replacement roof level accommodation above, alterations to Coach House facade and use of resulting building as 6 residential units), namely excavation of 2 lightwells at rear basement level (Refused 11.03.17, appeal dismissed 16.10.2017).

The current status of the site

- 2.2. The main works to the external envelope of the building under planning permission 2015/6894/P have largely been carried out. Internally, the majority of internal wall build up is complete, alongside electrics and plumbing.

3. Description of changes

- 3.1. The proposed changes are wholly appropriate to the character and appearance of the site when viewed within the context of both the existing building, its grounds, and the wider street scene. The amendments will have no impact on the neighbouring, or adjacent properties and are considered to be non-material. The proposed amendments are summarised as follows:

Front, side and rear elevation

- Revised balustrade to unit 5 terrace (roof of coach house)

Side elevation

- Replacement of glazing in second floor window to stairwell to incorporate louvres for fire safety purposes (smoke exit)

Rear elevation

- Updated window size to rear elevation 3rd floor
- New window to unit 1 utility room facing the rear garden
- Coach House - omission of rear lead sloped roof at first floor

Roof

- 6 additional fixed rooflights to unit 6

Front Garden

- Amended steps to Coach House

Rear garden

- Updated landscape design

- 3.2. Below we have provided further detail regarding the amendments proposed, the reasoning behind them, and why they are individually and cumulatively considered to be non-material.

Front, side and rear elevation

Revised balustrade to unit 5 terrace (top of coach house)

- 3.3. The existing painted metal balustrade to the roof terrace of the Coach House does not meet Building Regulations requirements and is required to be replaced with a compliant railing.

- 3.4. As the Coach House element of the building is recessed in plan and very much a secondary feature of the building, it is considered that replacement with a simple painted metal balustrade that will comply with building regulations is appropriate.
- 3.5. This very minor change will not have any material impact upon the character and appearance of the building, or the wider conservation area.

Side Elevation

Replacement of glazing in second floor window to stairwell to incorporate louvres for fire safety purposes (smoke exit)

- 3.6. To meet current fire safety standards contained in the Building Regulations it is necessary to have an automatic ventilation system to the shared stairway, allowing smoke to exit to ensure the stair can be safely navigated in a fire.
- 3.7. The window is required to be formed with opening louvres, but will remain identical in all other respects to that approved. The louvres will not be visually discernible except for very close inspection, and are located on a side elevation of the building where the window is not prominent.
- 3.8. We consider that this necessary change will have no impact upon the visual appearance of the building or its role within the conservation area, and it is non-material. It is also relevant to note that were the building a single dwelling house (as it was when originally built) then such a change would not require planning permission.

Rear Elevation

Updated window size to rear elevation 3rd floor

- 3.9. The two windows within the new rear roof gables have been built marginally taller than indicated on the approved drawings, to match the equivalent window on the front elevation. The amended window design remains entirely appropriate to the overall rear elevation composition and the windows remain visually subservient but clearly related to those located on the two main floors below.
- 3.10. The photograph below shows that these windows appear visually comfortable and harmonious within the rear elevation, and we consider the small change (approx 20cm), matching the front equivalent windows, to be non-material. Again, it is relevant to consider that were the building to be a single dwelling house then the introduction or alteration of window openings would be permitted development.



New window to unit 1 utility room facing the rear garden

- 3.11. The insertion of a small window at ground floor level is proposed to provide natural daylight and also ventilation into the utility room of unit 1. The window will be constructed out of materials that resemble, as closely as possible, in colour and texture those of the existing building on that ground floor.
- 3.12. The position of the window – in a recessed plane of the rear elevation, and well below the level of the adjacent boundary wall – together with the close visual harmony with those windows above, ensure that this amendment will have no material impact on the appearance of the building as a whole. As noted for other interventions, this would also be permitted development were the building a single dwelling house.

Coach House - omission of rear lead sloped roof at first floor

- 3.13. The approved drawings show a shallow section of lead roofing at first floor level to the rear of the Coach House. This was not an existing feature of the building and was introduced into the proposals at some point in the past, presumably to seek to gain internal head room.
- 3.14. As can be seen on the rear elevation drawing which shows no.4 Maresfield Gardens, this type of roofing element is not characteristic of the area and is to be omitted. A flat simply ply membrane roof is proposed. This very minor omission from the proposals is considered to be entirely appropriate and will not be material

within the overall nature of the development and the appearance of the rear elevation.

Roof

6 additional fixed rooflights to unit 6

- 3.15. In order to provide more generous levels of natural light into unit 6 (roof level), it is proposed to introduce six small additional rooflights (the approval contained one). These are to be located predominantly (4 no.) onto the various flat sections of roof and will therefore be entirely hidden from all views. Two of the rooflights are located within roof slopes of the building – one of which is deep within the central valley and will not be discernible. The other is located between the two tall chimney stacks on the north elevation, and will be visually discrete within the overall roofscape as a result of the height and position within the side elevation, obscured in most views by the chimney stack in front of it.
- 3.16. The rooflights proposed are all small and located within positions of no or very limited visibility. They are all to be fixed with no openings and by virtue of their position raise no amenity considerations, and are considered to be non-material changes.
- 3.17. As with other items above, the introduction of rooflights of the type proposed would be permitted development were the building as single dwelling house.

Front garden

Amended steps to Coach House

- 3.18. The design of the front steps to the Coach House are proposed to be adjusted to broaden the steps and thus eliminate the 'podium' section which presents a fall hazard for users.
- 3.19. The change is of no consequence to the appearance of the building and is considered to be wholly non-material.

Rear garden

Updated landscape design

- 3.20. Small adjustments to the landscape design are proposed, principally:
- Repositioning of steps for all units, the Coach House steps being switched from the right side to the left side (north).

- Infilling of the existing (approved) large concrete trench located along the end of the garden

3.21. These adjustments have no material impact on any landscape or amenity considerations. The infilling of the large concrete trench remedies a previously approved over-engineered feature of the development, and is considered to be a positive enhancement.

4. Drawing numbers and additional information

- 4.1. The drawings, and supporting material currently approved under application reference 2015/6894/P are shown in the table below alongside their now proposed replacement drawing numbers (where applicable), and amended or additional supporting material.

Drawings approved as part of application 2015/6894/P	Proposed replacement / additional drawings/statements
0052_201 Rev C PROPOSED FRONT ELEVATION	0052_201 Rev E PROPOSED FRONT ELEVATION
0052_202 Rev B PROPOSED SIDE ELEVATION	0052_202 Rev C PROPOSED SIDE ELEVATION
0052_203 Rev C PROPOSED REAR ELEVATION	0052_203 Rev D PROPOSED REAR ELEVATION
0052_204 Rev B PROPOSED COACH HOUSE ELEVATION	0052_204 Rev C PROPOSED COACH HOUSE ELEVATION
0052_205 Rev A PROPOSED REAR ELEVATION 2	0052_205 Rev B PROPOSED REAR ELEVATION 2
-	005_501 ASHP ENCLOSURE
-	005_502 UTILITIES ENCLOSURE
0052_100 Rev D PROPOSED GROUND FLOOR PLAN	0052_100 Rev F PROPOSED GROUND FLOOR PLAN
0052_101 Rev C PROPOSED BASEMENT FLOOR PLAN	0052_101 Rev D PROPOSED BASEMENT FLOOR PLAN
0052_102 Rev C PROPOSED GROUND FLOOR PLAN	0052_102 Rev E PROPOSED GROUND FLOOR PLAN
0052_103 Rev B PROPOSED FIRST FLOOR PLAN	0052_103 Rev C PROPOSED FIRST FLOOR PLAN
0052_104 Rev A PROPOSED SECOND FLOOR PLAN	0052_104 Rev B PROPOSED SECOND FLOOR PLAN
-	0052_105 Rev B PROPOSED THIRD FLOOR PLAN
0052_105 Rev A PROPOSED THIRD FLOOR PLAN	0052_106 Rev B PROPOSED ROOF PLAN
0052_106 Rev A PROPOSED ROOF PLAN	0052_300 Rev F PROPOSED SECTION AA
0052_300 Rev D PROPOSED SECTION AA	0052_301 Rev E PROPOSED SECTION BB
0052_301 Rev C PROPOSED SECTION BB	0052_302 Rev D PROPOSED SECTION CC
0052_302 Rev B PROPOSED SECTION CC	0052_303 Rev E PROPOSED SECTION DD
0052_303 Rev C PROPOSED SECTION DD	0052_304 Rev E PROPOSED SECTION EE
-	0052_305 Rev D PROPOSED SECTION FF
0052_304 Rev C PROPOSED SECTION EE	0052_306 Rev C PROPOSED SECTION GG
0052_305 Rev B PROPOSED SECTION FF	0052_307 Rev D; PROPOSED SECTION HH
0052_306 Rev A PROPOSED SECTION GG	-
0052_307 Rev B; PROPOSED SECTION HH	-
Arboricultural Implications Report prepared by ACS Consulting dated 23rd October 2015;	-
Addendum to Arboricultural Implications Report prepared by ACS Consulting dated 13/06/16;	-

Basement Impact Assessment prepared by Abbey Pynford dated 01/09/15;	-
Construction management plan prepared by AZ Urban Studio dated 27/11/15.	-

5. Conclusion

- 5.1. As set out above, this development has been ongoing for many years, and has suffered from a number of setbacks including changes in ownership and contractors becoming bankrupt. The approved development is now finally nearing completion and a number of small changes to the design are proposed.
- 5.2. The design changes will result in a well-designed building which will continue to respect the character of the street scene and will cause no harm to neighbouring amenity in terms of outlook, sunlight, daylight or privacy. The development will remain entirely compliant with the development plan and supplementary planning guidance, and will contribute positively to the character and appearance of the conservation area.
- 5.3. We therefore respectfully ask that the Non-Material Amendment application is granted for the changes sought, to enable this development to be finally brought to a conclusion and be beneficially occupied.