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NON-MATERIAL AMENDMENT APPLICATION

June 2020
Doc Ref. 682.SD.005A

Planning Permission 2018/5462/P NMA Document

Non-Material Amendment application document for planning permission 2018/5462/P (erection of 4x 3-storey, 3-bedroom dwelling houses with associated landscaping following demolition of existing 3x single storey garages.)

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1 NON-MATERIAL AMENDMENTS

On review of the approved scheme, certain site conditions require minor amendments to be necessary in order to construct the scheme. The submitted amendments are all required to enable the construction.

List of non-material amendments:

- General minor changes to windows as a consequence of brick setting out and post-site-clearance measured survey.
- General minor alterations throughout to ensure scheme works as per planning scheme.
- Updated levels to reflect post-site-clearance survey and to allow for biodiverse roof build up to meet building regulations.
- General minor changes to layouts to comply with building regulations.
- W101, W105, W108, W111 reduced in width by 170mm to allow for brick splay detail to be built. More detail has been added to provide opening light for ventilation and cleaning purposes.
- Window W102 to front elevation relocated and resized to allow for no. 85's roof overhang.
- Rear bi-fold doors decreased in height by one brick to allow for issues with levels.
- Increased gradient of lean-to roofs to rear to allow for rainwater run off.
- Rear openings W103, W104, W106, W107, W109, W110, W112, W113 elongated to 2100mm from 1800mm as these are inward opening doors with glazed Juliet balconies.
- 2F rear elevation window D212 decreased in width by approx. 300mm to fit in wall.
- 2F roof-light dimensions altered to allow for biodiverse roof edging.

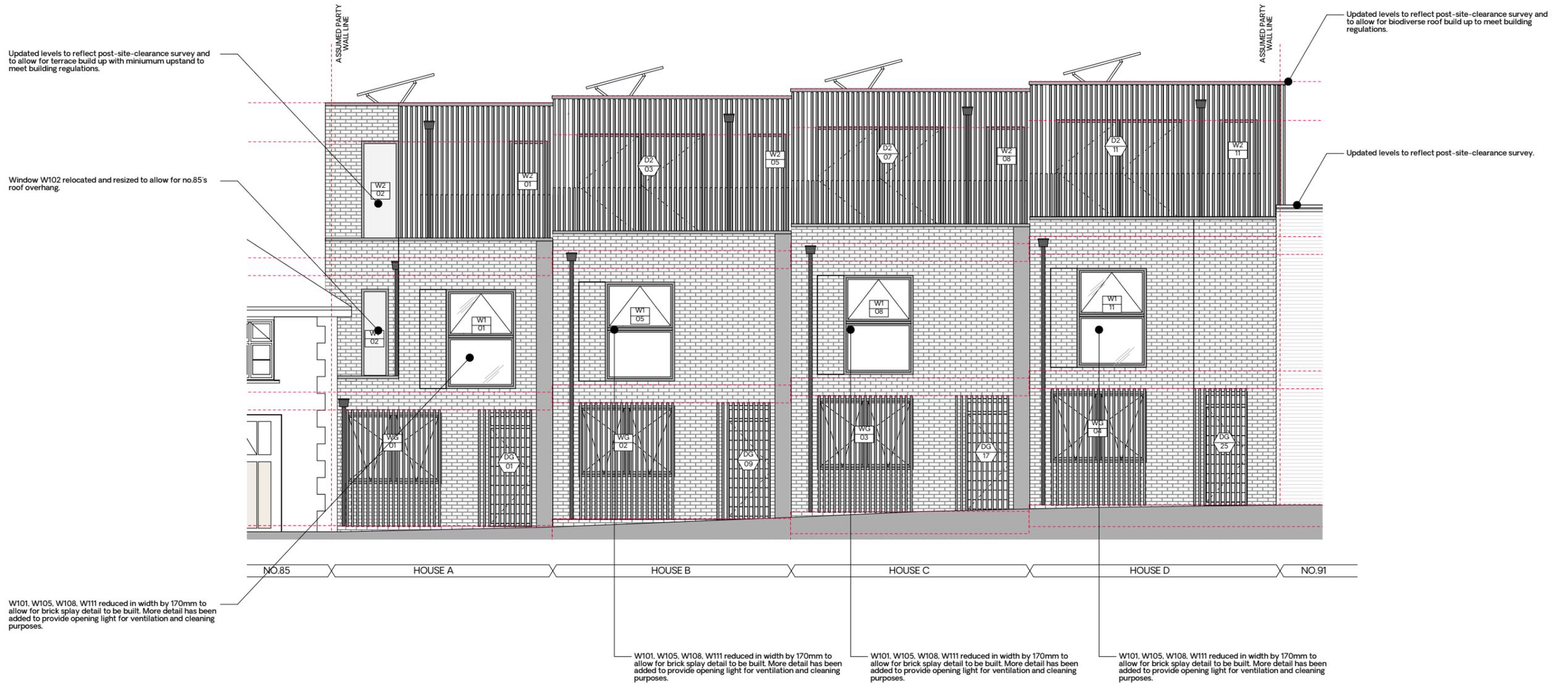
The following pages show annotated elevations and plans demonstrating the amendments.

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2 NON-MATERIAL AMENDMENT DRAWINGS

NOTE: Amendments shown on elevation. Other general changes include:

- Minor changes to windows as a consequence of brick setting out and post-site-clearance measured survey.
- Minor changes to layouts so to comply with building regulations.
- General minor alterations throughout to ensure scheme works as per planning scheme.



01 PROPOSED FRONT ELEVATION



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NOTE: Amendments shown on elevation. Other general changes include:

- Minor changes to windows as a consequence of brick setting out and post-site-clearance measured survey.
- Minor changes to layouts so to comply with building regulations.
- General minor alterations throughout to ensure scheme works as per planning scheme.

D212 decreased in width by approx. 300mm to fit in wall.

W103, W104, W106, W107, W109, W110, W112, W113 elongated to 2100mm from 1800mm as these are inward opening doors with glazed Juliet balconies.

Rear bi-fold doors DG32, DG24, DG16 & DG08 decreased in height by one brick to allow for issues with levels in planning drawings.



Updated levels to reflect post-site-clearance survey and to allow for biodiverse roof build up.

W103, W104, W106, W107, W109, W110, W112, W113 elongated to 2100mm from 1800mm as these are inward opening doors with glazed Juliet balconies.

Slightly increased gradient of lean-to roofs to rear to allow for rainwater run off.

W103, W104, W106, W107, W109, W110, W112, W113 elongated to 2100mm from 1800mm as these are inward opening doors with glazed Juliet balconies.

W103, W104, W106, W107, W109, W110, W112, W113 elongated to 2100mm from 1800mm as these are inward opening doors with glazed Juliet balconies.

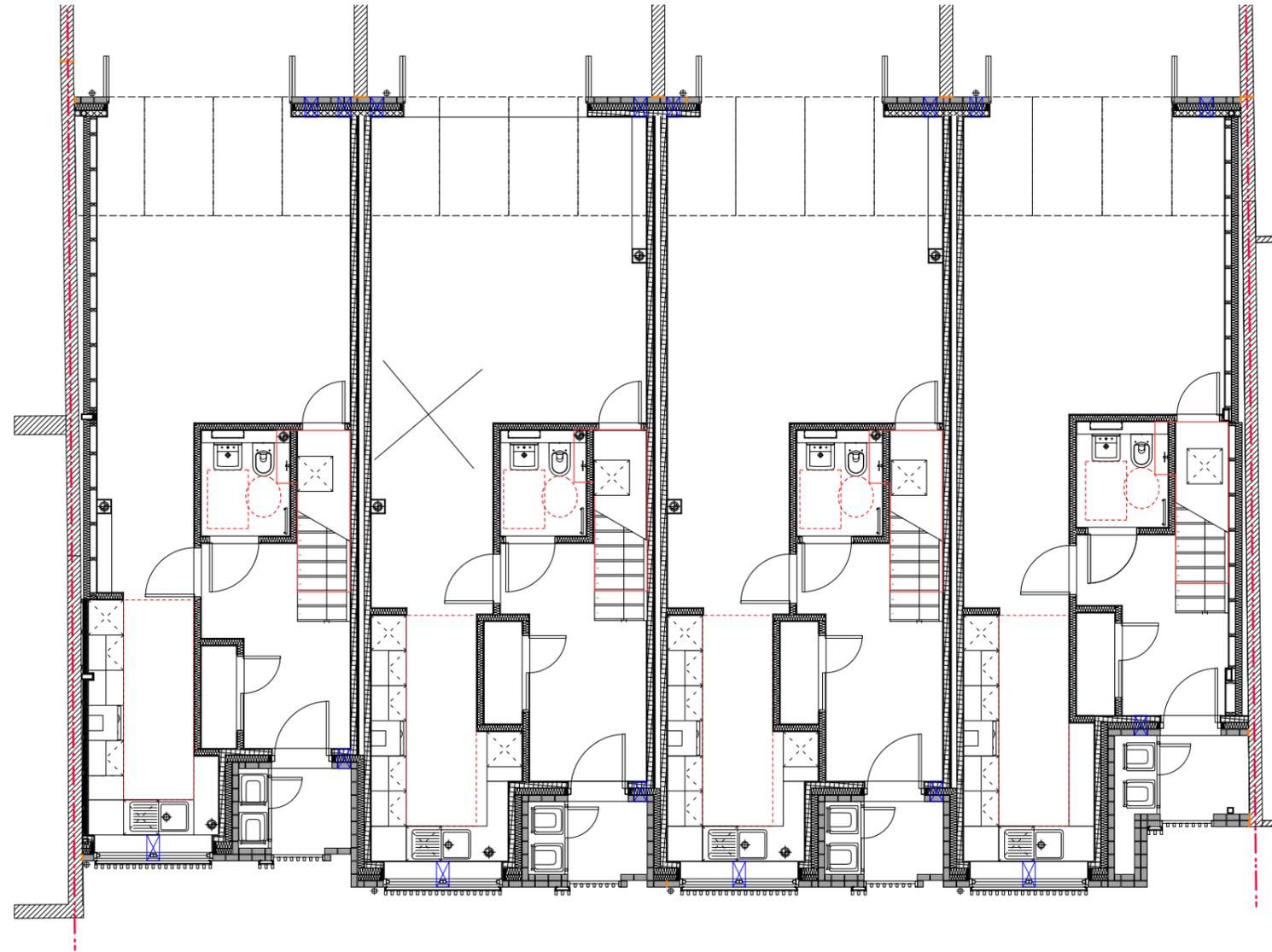
01 PROPOSED REAR ELEVATION



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NOTE: Plan general changes include:

- Minor changes to windows as a consequence of brick setting out and post-site-clearance measured survey.
- Minor changes to layouts so to comply with building regulations.
- General minor alterations throughout to ensure scheme works as per planning scheme.



NO.85 HOUSE A HOUSE B HOUSE C HOUSE D NO.91

01 PROPOSED GROUND FLOOR PLAN

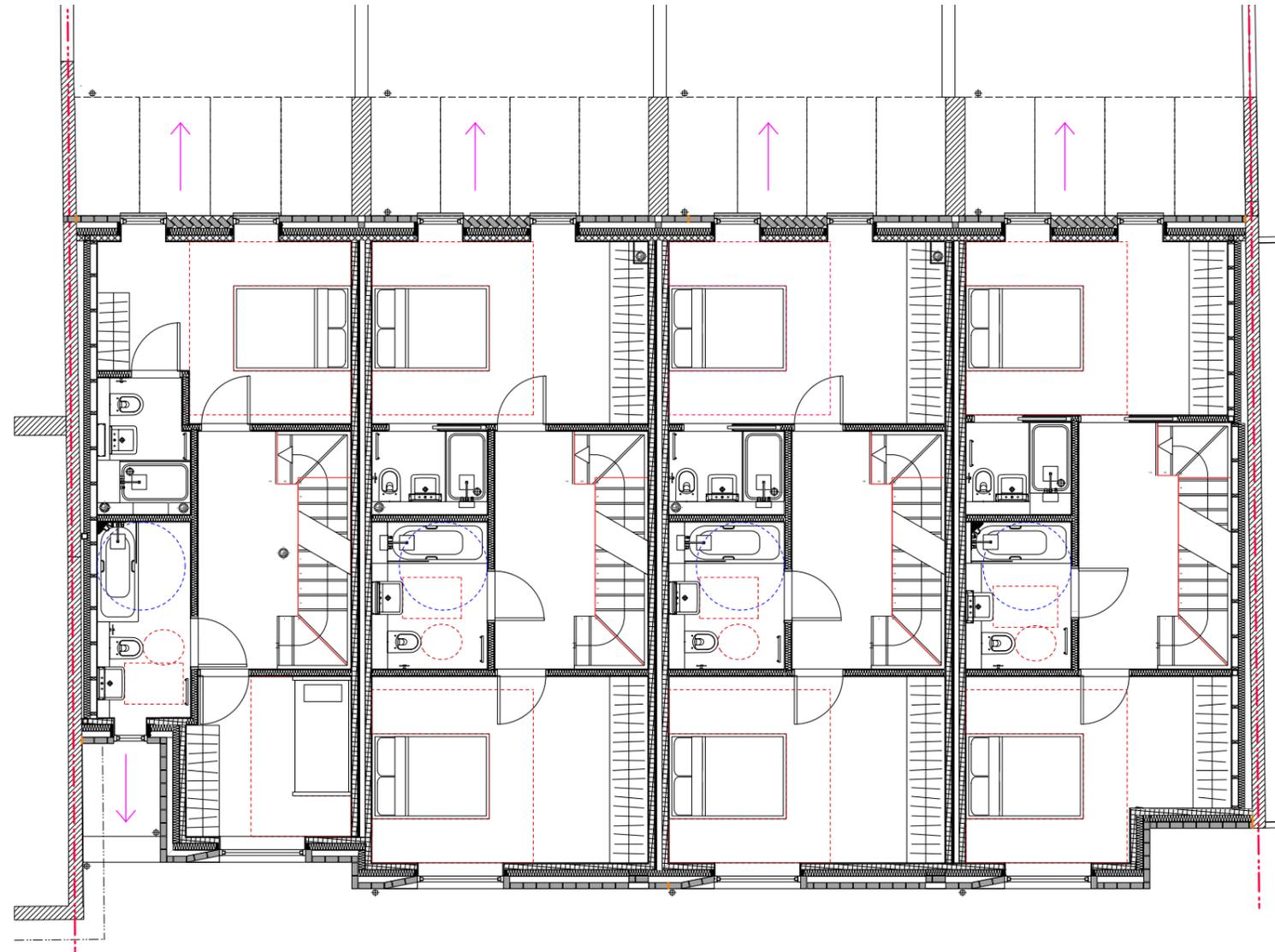
0 1 2 3 4 5 M



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NOTE: Plan general changes include:

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- Minor changes to layouts so to comply with building regulations.
- General minor alterations throughout to ensure scheme works as per planning scheme.



NO.85 HOUSE A HOUSE B HOUSE C HOUSE D NO.91

01 PROPOSED FIRST FLOOR PLAN

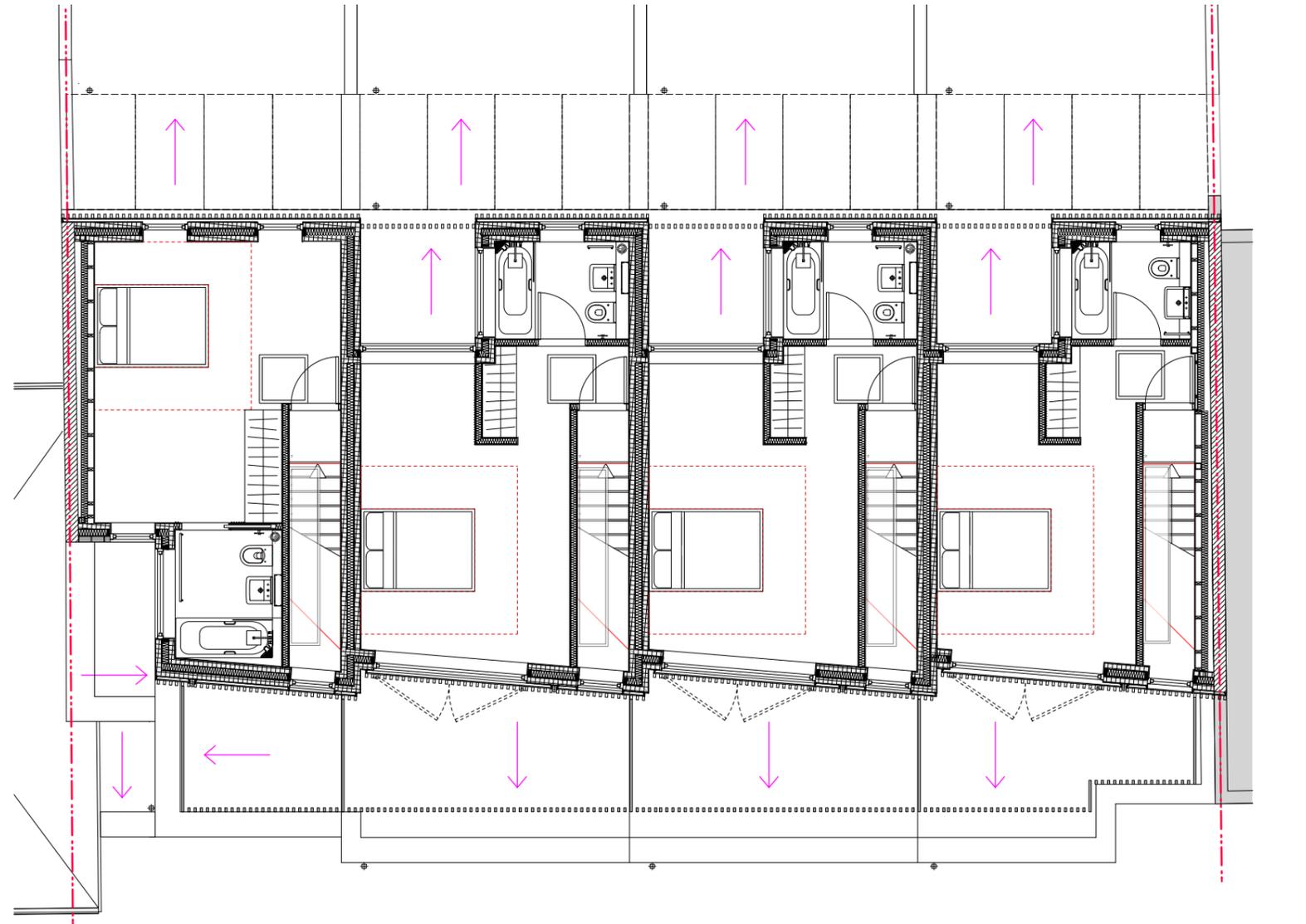
0 1 2 3 4 5 M



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NOTE: Plan general changes include:

- Minor changes to windows as a consequence of brick setting out and post-site-clearance measured survey.
- Minor changes to layouts so to comply with building regulations.
- General minor alterations throughout to ensure scheme works as per planning scheme.



NO.85 HOUSE A HOUSE B HOUSE C HOUSE D NO.91

01 PROPOSED SECOND FLOOR PLAN

0 1 2 3 4 5 M



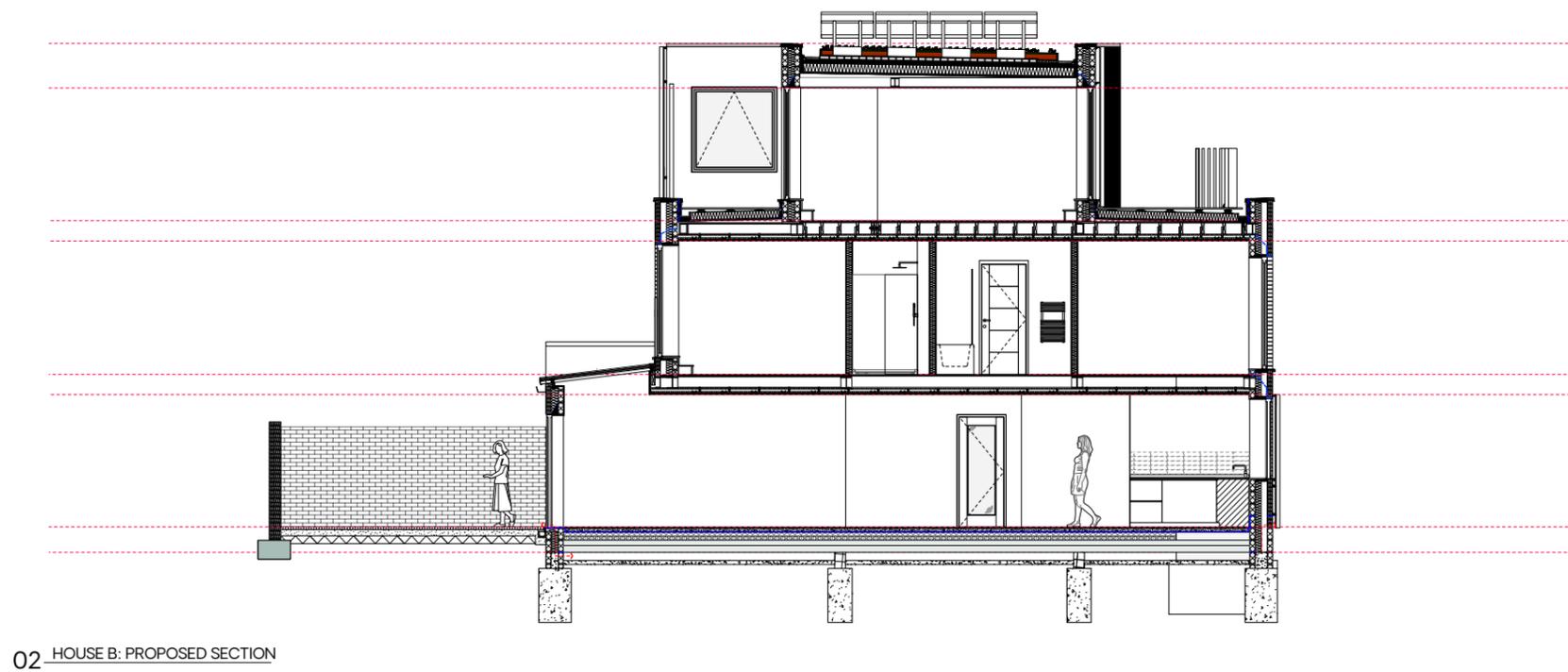
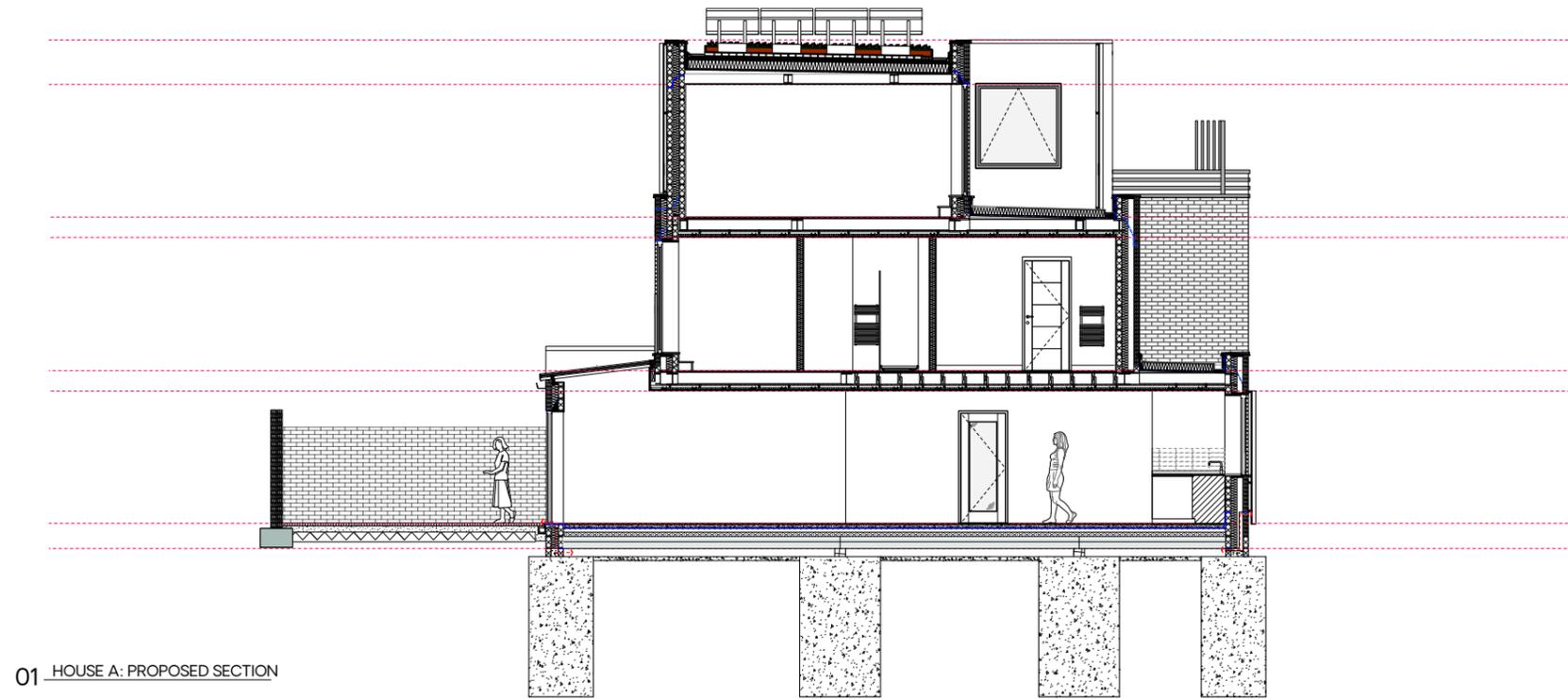
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NOTE: Amendments shown on plan. Other general changes include:

- Minor changes to windows as a consequence of brick setting out and post-site-clearance measured survey.
- Minor changes to layouts so to comply with building regulations.
- Minor alterations throughout to ensure scheme works as per planning scheme.



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3 APPROVED PLANNING DRAWINGS



01 FRONT ELEVATION- APPROVED PLANNING

KEY

 Non Material Amendments

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01 REAR ELEVATION- APPROVED PLANNING

KEY

 Non Material Amendments