

Application ref: 2020/2719/P
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Date: 12 October 2020

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AZ Urban Studio
2 John Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**2 Maresfield Gardens
London
NW3 5SU**

Proposal: Installation of louvres into the second floor window to the flank elevation, new flat roof to the first floor Coach House, new window at ground floor level and enlargement of the 3rd floor window by 20cm, reposition of the garden steps all to the rear elevation including the installation of six rooflights to the main roof as a non-material amendment to planning permission 2015/6894/P dated 24.08.2016 and 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.

Drawing Nos: Superseded drawings: 0052_100 Rev D; 0052_101 Rev C; 0052_102 Rev C; 0052_103 Rev B; 0052_104 Rev A; 0052_105 Rev A; 0052_106 Rev A; 0052_201 Rev C; 0052_202 Rev B; 0052_203 Rev C; 0052_204 Rev B; 0052_205 Rev A; 0052_300 Rev D; 0052_301 Rev C; 0052_302 Rev; 0052_303 Rev C; 0052_304 Rev C; 0052_305 Rev B; 0052_306 Rev A and 0052_307 Rev B.

Proposed drawings: 0052_100 Rev F; 0052_101 Rev D; 0052_102 Rev E; 0052_103 Rev D; 0052_104 Rev C; 0052_105 Rev C; 0052_106 Rev C; 0052_201 Rev F; 0052_202 Rev D; 0052_203 Rev E; 0052_204 Rev D; 0052_205 Rev C; 0052_300 Rev F; 0052_301 REVE; 0052_302 Rev E; 0052_303 Rev E; 0052_304 Rev E; 0052_305

Rev D; 0052_306 Rev D; 0052_307 Rev D; Planning Statement commissioned by AZ Urban Studio dated 6th October 2020.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.3 of planning permission 2015/6894/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; Construction management plan v1 11.11.14; 0052_024; 0052_025; 0052_026; 0052_027; 0052_002; 0052_010; 0052_011; 0052_012; 0052_013; 0052_014; 0052_020; 0052_021; 0052_022; 0052_023; 0052_030; BREEAM Domestic Refurbishment Pre-Assessment; 0052_001; Lifetime Homes statement July 2010; 0052_201 Rev E; 0052_202 Rev C; 0052_203 Rev D; 0052_204 Rev C; 0052_205 Rev B; 0052_100 Rev F; 0052_101 Rev D; 0052_102 Rev E; 0052_103 Rev D; 0052_104 Rev C; 0052_105 Rev C; 0052_106 Rev C; 0052_201 Rev F; 0052_202 Rev D; 0052_203 Rev E; 0052_204 Rev D; 0052_205 Rev C; 0052_300 Rev F; 0052_301 REVE; 0052_302 Rev E; 0052_303 Rev E; 0052_304 Rev E; 0052_305 Rev D; 0052_306 Rev D; 0052_307 Rev D; Planning Statement commissioned by AZ Urban Studio dated 6th October 2020; 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.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting approval-

Front garden: 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.

To the rear: the omission of the shallow section of the lead roofing at first floor level and a new flat roof membrane is proposed to the Coach House, the changes would not result in the roof height being increased and be relatively minor in context of the overall scheme. Two windows within the roof gables would be marginally increased in length (by approximately 20cm). No change is proposed to the design and appearance to the windows and they would still appear visually subservient to the pitched roof. It is proposed to install a new window to the utility room at ground floor level, the proposed window would be appropriate in terms of size, design colour and texture to the existing windows on the host building.

The proposed louvers would replace the glazing in the second floor window to the stairwell for fire safety purposes necessary to allow smoke to exist via the automatic ventilation system located within the shared stairway. The proposed

louvers would be visually discernible and would largely be screened from the public realm. The design, size and positioning of the louvers would have an acceptable impact on the host property.

To the rear garden it is proposed to repositioning of garden steps for the use of all units, the works would result in the Coach House steps being switched from the right side to the left side (north). It is also proposed to infill the approved concrete trench located along the end of the garden. The proposal would not have a material impact on the approved landscaping scheme and is considered appropriate given its setting.

It is proposed to install six rooflights at roof level. Four roof lights are proposed into the various flat sections of roof and would not be prominent within views. Two of the rooflights are located within roof slopes of the building's central valley. Two additional roof lights would be installed between the two tall chimney stacks on the north elevation, and would be visually discrete within the overall roofscape. The rooflight is in a concealed position being located centrally, hidden by the roof parapet and is flush with the roof slope. Its size, design and location is modest and discreet and has minimal.

All the proposed works as discussed above would not result in an impact on the overall appearance of the building. Whilst, some of the works would be visible in the streetscene the impact would not be material nor have any detrimental impact on the appearance of the conservation area or on neighbouring amenities.

The full impact of the scheme has already been assessed by virtue of the previous planning permission 2014/6313/P dated 30.03.2015 and the associated Minor Material Amendment ref 2015/6894/P dated 24.08.2020. In the context of the permitted scheme, it is considered that the amendments would not have a material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission ref 2015/6894/P dated 24.08.2016 and is bound by all the conditions and obligations attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned at the top left of the page.

Daniel Pope
Director of Economy, Regeneration and Investment

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