

Our Ref. 1401BA003

Date: 11<sup>th</sup> November 2020

## DESIGN STATEMENT

**PROPERTY:** 9 – 11 Mansfield Road, London

**Application :** Section 73 application regarding the variation of conditions 3 of approval 2013/7934/P – Erection of a part 2 storey, part 3 storey building with rear roof terrace at 1<sup>st</sup> floor level, to accommodate 3x2 bed and 1x1 bed flats, following the demolition of existing house.

### 1.0 Background

- 1.1 The property is on the south side of Mansfield Road, which is a secondary transport route with a bus stop and Gospel Oak Station adjacent.
- 1.2 The approval noted was the subject of a 106 legal agreement. to provide for highly energy efficient dwellings.
- 1.3 The approval noted was the subject of condition 7 that along with the drawing referenced in condition 3 are to be varied.

### 2.0 Variation

- 2.1 The approved plans have been implemented and the condition 3 & 7 complied with.
- 2.2 This Section 73 application has been considered carefully to ensure the reason for condition 3 & 7 are fully embraced by the proposed non material amendments the subject of this application.
- 2.3 The changes proposed involve the erection of 2<sup>nd</sup> floor obscure glazed screens to the identical design of that already established on the 1<sup>st</sup> floor and the introduction of planters of adequate depth to ensure sightlines are established to ensure a reduction in material overlooking are enhanced. This enhancement ensures that the reasons for condition 7 are not only maintained but actually enhanced thus ensuring no material planning policies are adversely impacted by these non material amendments.

### 3.0 Quantification of Amendments

- 3.1 The combination of obscure glazed screens and planters do not change the reasoning of conditions 3 & 7 whilst ensuring there are minimal visual amendments to the south elevation, and views into the site from east and west.

**Donald Shearer**