



APPLICATION FOR A MINOR-MATERIAL AMENDMENT (S73) TO PLANNING APPROVAL 2015/6231/P dated 4 April 2017 to “Demolish two garages and erect a 3 bedroom house”.

Approval has been granted for the construction of a three bedroom house to replace two garages at the end of a private lane off Frognal. The design of the new house is based on the adjoining house at 25B Frognal, built in a modern style in 2012 as a reconstruction of an original property.

Following submission of the application at the end of 2015 various discussions took place with the case officer James Clark and revisions were made to the drawings initially submitted. Versions were submitted to the Planning Department on 3.08.16 and also on 30.08.16 for comments, however we were advised that these drawings should not form part of the application. The drawings now submitted under this MMA generally reflect the layouts discussed in August 2016, which differ from those finally approved in April 2017.

Access to site is via a private lane, which has a steep slope of 1:7.5. In fact the public roads leading to the lane, Arkwright Road and Frognal, are equally steep if not more so. The development is designated car free therefore residents will generally have to access the house on foot and therefore the initial requirements of Part M4 (2) are not achievable. We can however satisfy the requirements of M4 (1) within the house and include marked up plans to demonstrate this. This Application therefore requests a relaxation of condition 7 of the approval to allow M4 (1) standards in as much as the site allows.

The scheme is now being developed and a number of internal layout adjustments are proposed in order to better satisfy the requirements of Part B and Part M4 (1) of the Building Regulations. These affect the window and door arrangements to each elevation and present an opportunity for more measured compositions that relate better to the existing house at 25B. These changes are minor in nature and do not have any adverse design or amenity impacts.

We have listed the proposed changes and summarised the reasons below;

	CHANGE	REASON
1.	Staircase moved & internal layout altered	Allows more efficient arrangement of living spaces which improves circulation and makes the house more accessible to satisfy Part M4(1).
2.	Alterations to openings in north elevation	As a consequence of moving the staircase the entrance door is relocated to the north elevation and amalgamated into the fenestration arrangement above. The window to the 1st floor bedroom (storage) provides



		emergency egress to satisfy Part B. This window incorporates obscured glazing to maintain privacy to the adjoining house. Balcony removed & timber cladding added to relate to adjoining house. There are no residential amenity impacts as a result of this change.
3.	Alterations to openings in east elevation	Window pattern altered to suit new internal layout and also provide emergency egress. Windows incorporate obscured glazing to maintain privacy to the adjoining house.
4.	Alterations to openings in south & west elevations	Window patterns altered to suit new internal layout, rationalise the elevation composition and limit the openings close to the boundary in order to satisfy Part B.

The changes seek to improve the design of the house and bring it into line with current regulations whilst maintaining the spirit of the approved drawings. Although there are changes to the detail, these are not significant in the context of the whole scheme and can be considered as minor material.

For ease of reference we have listed the drawings below;

DRAWING TITLE	APPROVED DRAWING NUMBER	SUPERSEDED BY
Existing site plan 1:1250	1538-L-001	1538-L-001 B
Site photos	1538-L-002	
Existing site plan	1538-L-003	1538-L-003 B
Proposed site plan	1538-L-005	1538-L-005 A
Existing plan	1538-L-011 A	
Existing elevation/section	1538-L-012 A	
Proposed lower ground plan	1538-L-021 A	1538-L-021 D
Proposed upper ground plan	1538-L-022 A	1538-L-022 D
Proposed first floor plan	1538-L-023B	1538-L-023 E
Proposed roof plan	1538-L-024 A	1538-L-024 D
Proposed section A-A /elevation	1538-L-025A	1538-L-025 D
Proposed west elevation	1538-L-026 A	1538-L-026 D
Proposed south elevation	1538-L-027 A	1538-L-027 D
Proposed east elevation	1538-L-028 A	1538-L-028 D
3D views		1538-L-029