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SENT BY PLANNING PORTAL

27 January 2021

Dear Laura,

RE: 111 Frognal, London, NW3 6XR
Section 73 – Minor Material Amendment Application to Planning Ref: 2019/6089/P (03-03-2020)

I am pleased to confirm on behalf of my clients, Mr and Mrs Eayrs, that a Variation of Condition Section 73 Application has been submitted via Planning Portal (Ref: PP-09466670). This Application seeks a variation to Condition 3 (approved plans) for minor alterations to the lower ground and upper ground floor levels and the rear elevation.

For the purposes of completeness and clarity, additional information is also provided within this application to revise the groundworks drawing granted and attached to condition 5.

Background

The Application Site comprises a stable block range dating to 1740, attributed to Flitcroft. It is a Grade II* Listed, adapted by noted New Brutalists the Smithsons for sculptor Caro in the 1960s. The site is located on the western side of Frognal, a quiet residential road accessed from Frognal Rise. It is within the Hampstead Conservation Area and the Hampstead neighbourhood forum area.

Planning Permission was granted under planning ref: 2019/6089/P (03-03-2020) for:

Demolition of non-original extensions including rear box back extension, uPVC greenhouse and boiler house; excavation of rear garden and erection of basement room beneath garden; erection of single storey rear extension at upper ground level and reinstatement of historic sloping roof, rear dormer and gable; replacement front dormer windows; internal and external refurbishment including removal of non-original partition walls and staircase, alterations to front and rear fenestration and reinstatement of timber stable doors.

The application was followed by an Approval of Details application to discharge Conditions 4 (basement engineer), 5 (building foundations) and 6 (tree protection) that was approved under planning ref: 2020/3181/P (05-08-2020).

Application Proposal

Following the grant of the original Planning Permission, a structural engineer was appointed to ensure the detailed ground works plans avoided harm to the tree situated on the boundary of the property. As a result, the ground works plans do not align with the consented plans. This application is seeking to ensure the original Planning Permission under ref: 2019/6089/P (03-03-2020) aligns with the plans approved under ref: 2020/3181/P (05-08-2020).

Furthermore, the Applicants have considered the internal layout and sought to make use of the subterranean void, which is a by product of the engineers groundwork solution, to extend the footprint of the lower ground floor level providing an improved internal layout. At upper ground floor level, the narrowing of the rear extension is necessary due to a new structural wall inside of the boundary wall to reconcile with groundworks. Thus an adjustment in length has been made to mitigate for the loss of width and there is a resultant modest increase in size of 2sqm.

Description	Approved Plan No.	Proposed Plan No.	Summary of Alteration
Lower Ground Floor Plan	P2.LG Rev.08	P2.LG Rev. 09	<ul style="list-style-type: none"> • Align retaining walls with AOD consent • Shift approved foundation wall adjacent to tree a further 500mm away due to roots found on site • Projection of the lower ground floor to the line of the approved groundworks • A small extension into an existing void • Removal of a small section of the wall • Alterations to windows and doors
Upper Ground Floor Plan	P2.UG Rev.08	P2.UG Rev.09	<ul style="list-style-type: none"> • Extension of upper ground floor altered to sit inside of the boundary wall to align with approved ground works • Extension to the rear extension increased to the west overall, a net 2 sq.m • Railings installed around planters around the lower ground floor courtyard

Front Elevation	E1.CC Rev.08	E1.CC Rev.09	<ul style="list-style-type: none"> Proposed upstand in boundary wall to accommodate the approved change to the roof angle Updated in accuracy to be consistent with the other approved drawings and to show more background information such as the rear roof transept and the approved rooflights
Section DD	S1.DD Rev.08	S1.DD Rev.09	<ul style="list-style-type: none"> New side wall to align with approved groundwork plan Foundation wall off-set from the boundary Proposed custom made green glazed brick
Elevation EE	E2.EE Rev.08	E2.EE Rev.09	<ul style="list-style-type: none"> New wall inside boundary wall Proposed steel handrail
Section FF	S2.FF Rev.08	S2.FF Rev.09	<ul style="list-style-type: none"> Planter integrated into top of brick wall Clarity on external material (glazed brick) Realignment of the window size
Section GG	S3.GG Rev.08	S3.GG Rev.09	<ul style="list-style-type: none"> Planter integrated into top of brick wall Clarity on external material (glazed brick) <p>Realignment of the window size</p>
Site Plan and Sections AA and BB	P1.P Rev.08	P1.P Rev.09	

The Application is supported by Planning and Heritage Statement which outlines the significance of the existing property, the reason for the amendment and the impact of the proposed amendments on the significance of the heritage asset. Crucially, the Statement concludes the proposals are to non-original parts of the building, the majority of the changes is at lower ground level and therefore the works would have a minimal visual impact.

The proposal would result in an overall net increase of 26.7 sq.m, however the majority of the increase in footprint is at lower ground floor level whereby void spaces are being used to facilitate an improved internal layout. The proposal has been carefully detailed to ensure the it aligns with the original consent. The proposal would not result in harm to the designated heritage asset.

It is our view that the proposed amendments are considered Minor Material Amendments in the context of the approved scheme and the proposal is considered to comply with the relevant policies of the Local Plan (2017).

Conditions 4, 5 and 6 of the original application have been discharged. This application seeks to materially vary condition 3, and also seeks to revise information attached to the already granted condition 5. It is recommended that conditions (4,5,6) are removed to reflect their approval and the new groundworks plan attached to condition 3 to ensure compliance.

The requisite fee of £234 has been submitted through the Planning Portal as part of this application submission.

I trust that the enclosed is sufficient to validate and approve the application. However, should you have any queries, please do not hesitate to contact me.

Yours faithfully,

Zenab Haji-Ismail MRICS
Planning Consultant