

Martin Evans
architects
49 Stoneleigh Terrace
London
N19 5TZ

Regeneration and Planning
London Borough of Camden
2nd Floor
5 St Pancras Square
London
N1C 4AG

25th May 2020

Dear Sir / Madam,

**APPLICATION FOR VARIATION OF CONDITIONS
PLANNING REFERENCE – REF: 2016/0896/P**

8a BELMONT STREET, LONDON, NW1 8HH, ROOF LEVEL ALTERATION

This application is for the Variation of Conditions for the completed built scheme at 8a Belmont Street as per the planning reference listed above.

The applications for the removal of some of the outstanding conditions had not previously been made before the work was carried out on site so this application is to tidy up the outstanding matters as part of the variation of conditions.

The advice from the planning case officer, Jaspreet Chana in our correspondence on 14th May 2021, is to make a Variation of the Conditions application to cover the various alterations to the consented scheme as listed below.

The conditions and the variations to each are set out as below;

Condition 2

We attach updated plans as built which reflect the following changes:

- Increase in height of roof level: The application is for the adjustment to the roof level only as a result of the inclusion of a blue roof to satisfy Condition number 7 and for no other works to the property. The height of the new building has been raised slightly to accommodate the correct and recommend detail for the inclusion of the blue roof. The original planning application includes a green roof but the subsequent requirement to install a blue roof on top of the building means that the roof build up is almost 424mm higher than the parapet level originally approved. The blue roof is the storage system on the roof which holds rainwater for a short period before it is released into the system as part of the SUDS requirement.

Jaspreet Chana confirmed in her email from 11th December 2020 that Camden was happy with the change of material: *"Increase in height – We are happy with height increase, however the plans submitted for this application appear to differ in appearance compared to the original approved scheme"*.

Conditions 7 which relates to the design of the SUDS has been released already, and the full detail of the blue roof has been accepted and agreed with Camden officers. (Ref: 2017/6418/P, decision date 04/09/2019)

- South and east wall: the existing external staircase, which is a fire escape route from adjacent properties, require fire resistance construction to protect this escape. Reducing the amount of glass and using brick wall achieved this. This has been signed off by Building Control.

- Change of material from zinc to copper (see condition number 3)
- Bikes to be provided outside the building in a storage shelter (see condition number 6 as described below).
- Removal of internal louvres against the Reglet glazing wall. The glazing is so designed and specified that the material does not emit glare through to the outside which would cause nuisance to the property opposite. Indeed, the light level through the glass wall is negligible and does not cause a nuisance or light pollution. The property opposite is commercial office / showroom and storeroom on the ground floor and residential on the first floor. The internal timber louvres have been removed but are not part of a condition of planning consent but we wish to register this variation on the attached drawings and this application for the Variation of Conditions.

We attach revised floor plans and elevations to show these variations.

Condition 3

Please find enclosed drawings and information of the new material used at 8a Belmont Street. This application is to simply confirm the change from zinc to copper cladding.

Jaspreet Chana confirmed in her email from 11th December 2020 that Camden was happy with the change of material:

"Change in material from zinc to copper – We do not have a problem with the change of material to copper however we need a sample of the copper material so we can see the colour/texture of the material, a brochure or manufacturing detail should be sufficient to resolve this." Pictures were sent to the planner.

Condition 3 which relates to the materials has been accepted and agreed with Camden officers. (Ref: 2017/6418/P, decision date 04/02/2019)

We attach revised drawings to show the variation.

Condition 4

The privacy screens are no longer needed on the south elevation. A fire rated fixed window replaces the openable one, there is no overlooking anymore to 10a Belmont Street. Still the Vision Control Film 00/55 is installed to prevent overlooking in other neighbour premises.

We attach revised floor plans to show the variation.

Condition 6

The proposal of provision of a bike storage shelter instead of internal space as previously shown on the planning consent was accepted by Camden as per our previous correspondence with Jaspreet Chana on the 15th April 2021:

"We can only accept folding bicycle storage above the London Plan minimum requirements for standard bicycles. Given the site constrains, a financial contribution can be made for 4 bike hangar spaces. The cost of one bike hangar is £ 4,151, which provides 6 long-stay cycle parking spaces. This development would need to provide 4 spaces which is a total of £2,767.33. Is the construction completed? If it is in the near future, I need to check with Steve on the timeline for providing a bike hangar."

Given the above we can only accept folding bike storage or a financial contribution towards the 4 bike hangar spaces, therefore the applicant can decide on what option they want to go ahead with."

We will provide financial contribution towards 4 bike hangar spaces as confirmed above and the bike shelter has been removed from the internal plan of the building. We attach revised floor plans to show the variation.

Condition 10

Plans conforming Building Regulations Part M4 (2) were submitted and approved by Building Control

Re: FW: IN/4102/17 8A Belmont Street NW2 8HH



BCS SupportTeam <support@bcsurv.com>
To: Alejandro Fernandez
Cc: Martin Evans

Reply Reply All Forward ...

Thu 06/05/2021 16:05

Dear Sirs

RE: |R|SF87BAD677| 8A Belmont Street, London, NW1 8HH

The updated plan (BEL-CON-GA-15A) now appears satisfactory - except for a typo error relating to annotation about the (future) lift position etc.
Please update annotation and re-submit please.

Kind regards,

Admin Team / Cliff L'Aimable
Building Control Surveyors Ltd
Corporate Approved Inspectors
Winkles Park House
Teulon Wing
Hornshoe Hill
Uppshire
Essex
EN9 3SL
Tel: 01992 710763
www.bcsurv.com

We trust that this application is now in order but please do not hesitate to contact us directly should you need to discuss any point raised.

We look forward to receiving the approval for the variation of conditions in due course.

Yours faithfully



Martin Evans

Martin Evans *architects*