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Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
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16th September 2021

Dear Sir / Madam,

**Re: Application for amendments to permission 2020/2938/P
21 Maresfield Gardens, London NW3 5SD**

On behalf of our client Mr. Eli Pine (“the Applicant”) I enclose details comprising an application for minor material amendments to permission 2020/2938/P which was granted by the Local Planning Authority on 16th March 2021. The description of development for 2020/2938/P was as follows:

“Conversion of dwelling to four self-contained flats, demolition of rear bay window and erection of two-storey rear extension, enlargement of rear dormer, two new rooflights, alterations to fenestration and new windows, cycle storage, bin enclosure, timber gates, air source heat pump and outbuilding in the rear garden.”

This application is made under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary the plans condition to facilitate the minor material amendments. The condition that is proposed to be amended is Condition 3, which is worded as follows.

“3. The development hereby permitted shall be carried out in accordance with the following approved plans:

01; 02 Revision 01; 03 Revision 01; 04 Revision 01; 05; 06; 07; 08; 09; 10; 11; 12; 13; 14; 15; 16 Revision 02; 17 Revision 01; 18 Revision 02; 19 Revision 02; 20 Revision 02; 21 Revision 02; 22 Revision 02; 23 Revision 02; 24; 25 Revision 02; 26; 27 Revision 02; 28; Arboricultural Report REV 1 dated 5th of August 2020 by Andrew Day; Tree protection plan dated 24th June 2020; Planning Compliance Report 20472.PCR.01 Rev A by KP acoustics; Sustainability Statement dated 19/06/2020 by HIVE Design Partnership; Design and Access/ Heritage/ Planning Statement dated 23/06/2020 by AZ Urban Studio Limited.”



Minor Material Amendments Proposed

Each of the changes proposed as part of this application will result in improvements to the original scheme and will enhance the quality of the accommodation for residents of the previously approved new dwellings at the site. The changes will lead to a revised scheme which will not differ significantly from the scheme approved as part of the original planning permission. The amendments sought comprise the following elements:

- **Amendment 1**
The provision of a new balcony at the rear above the raised ground floor extension bay. The approved casement window would be replaced with a new French door and would utilise the same metal balustrades along the perimeter of the extension.

- **Amendment 2**
The provision of a new Juliet balcony at roof level. This would make use of the dormer to set back the glazing and create a small Juliet balcony to the top floor.

- **Amendment 3**
Increase in height of rear extension by 160mm compared to the approved scheme. This is necessary to tie in with the existing building fenestration on the west elevation at first floor level.

Commentary on Proposed Amendments

Now that the development approved under planning application ref. 2020/2938/P has been considered further by the architect and the applicant, some minor architectural adjustments are required. The design changes will result in the presence of well-designed dwellings which will continue to respect the character of the Conservation Area, will provide significant benefits in amenity terms, and will again cause no harm to neighbouring amenity in terms of outlook, sunlight, daylight or privacy.

Amendment 1 comprises the addition of French doors at first floor level to provide a balcony/roof terrace on top of the rear extension. The window that is being replaced is not a window that is currently present on the building, with that part of the elevation having previously formed part of the old extension. The provision of a balcony accessed via French doors is therefore not detrimental in conservation terms as this arrangement would represent an improvement when compared to the previous poor-quality extension.

The new balcony, which would be accessible via a bedroom in Flat 2, would provide new private outdoor amenity space to the residents of the flat who would otherwise have no private amenity space. This is a significant benefit of the revised proposals. The Housing CPG (January 2021) states that “*all new homes should have access to some form of private outdoor amenity space, e.g., balconies, roof terraces...*”. The proposed change will ensure that Flat 2 complies with this policy.



The Housing CPG also states that proposals “*should not have a significant detrimental impact to neighbouring amenity in terms of neighbouring outlook, privacy, sunlight, daylight, noise or vibration. Additionally, the proposal should not result in any overlooking into neighbouring habitable rooms*”.

In order to ensure that the neighbouring properties to the south are not subject to overlooking as a result of the proposal, it is proposed to include a timber privacy screen of 1.8 metres in height on the southern side of the amenity area. The screen would meet the requirements of the Home Improvements CPG (January 2021). This approach was accepted by the Council recently at 12-14 Maresfield Gardens, where a roof terrace with privacy screen was approved last year (application ref. 2020/0899/P).

Amendment 2 comprises the provision of a new Juliet balcony at roof level. New French doors will be recessed to form an external balcony which will result in no significant change to overlooking to the surrounding properties. As the elevations show, this intervention will result in a similar outcome to the balcony already present at the rear roof level of no. 19 next door – it is therefore appropriate in conservation terms.

Significantly, this will provide private external amenity space to the residents of Flat 4 which will meet the aims of the Housing CPG with respect to this issue. There will be no increase in overlooking as a result of this element of the proposal due to the fact the balcony is recessed.

Amendment 3 consists of an increase in height of rear extension by 160mm compared to the approved scheme. This is necessary to tie in with the existing building fenestration on the west elevation at first floor level. This minor amendment will have no significant impact on the amenity of residents of the adjoining properties.

It is our view that the minor changes now proposed are appropriate and will preserve the character and appearance of the building when viewed within the context of the Conservation Area. They are wholly appropriate additions to a residential plot and will result in enhancements to the approved scheme.

The design of the amended scheme remains fully compliant with policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017, the London Plan (2021) and the relevant provisions of the NPPF.

Drawing Numbers and Additional Information

Drawings approved as part of previous application	Proposed replacement drawings
01 Location Plan	No change
02 (Revision 01) Block Plan	No change
03 (Revision 01) Existing Site Plan	No change
04 (Revision 01) Existing Site Section	No change



05 Existing Lower Ground Floor Plan	No change
06 Existing Upper Ground Floor Plan	No change
07 Existing First Floor Plan	No change
08 Existing Second Floor Plan	No change
09 Existing Third Floor Plan	No change
10 Existing Roof Plan	No change
11 Existing Section AA	No change
12 Existing East Elevation	No change
13 Existing North Elevation	No change
14 Existing South Elevation	No change
15 Existing West Elevation	No change
16 (Revision 02) Proposed Site Plan	No change
17 (Revision 01) Proposed Site Section	17 (Revision 03) Proposed Site Section
18 (Revision 02) Proposed Lower Ground Floor Plan	No change
19 (Revision 02) Proposed Upper Ground Floor Plan	No change
20 (Revision 02) Proposed First Floor Plan	20 (Revision 03) Proposed First Floor Plan
21 (Revision 02) Proposed Second Floor Plan	21 (Revision 03) Proposed Second Floor Plan
22 (Revision 02) Proposed Third Floor Plan	22 (Revision 03) Proposed Third Floor Plan
23 (Revision 02) Proposed Roof Plan	23 (Revision 03) Proposed Roof Plan
24 Proposed Section AA	24 (Revision 03) Proposed Section AA
25 (Revision 02) Proposed East Elevation	No change
26 Proposed North Elevation	26 (Revision 03) Proposed North Elevation
27 (Revision 02) Proposed South Elevation	27 (Revision 03) Proposed South Elevation
28 Proposed West Elevation	28 (Revision 03) Proposed West Elevation

It is suggested that the revised condition is worded as follows to reflect the substituted drawings:

*“3. The development hereby permitted shall be carried out in accordance with the following approved plans:
01; 02 Revision 01; 03 Revision 01; 04 Revision 01; 05; 06; 07; 08; 09; 10; 11; 12; 13;
14; 15; 16 Revision 02; 17 Revision 03; 18 Revision 02; 19 Revision 02; 20 Revision 03;
21 Revision 03; 22 Revision 03; 23 Revision 03; 24 Revision 03; 25 Revision 02; 26
Revision 03; 27 Revision 03; 28 Revision 03; Arboricultural Report REV 1 dated 5th of
August 2020 by Andrew Day; Tree protection plan dated 24th June 2020; Planning
Compliance Report 20472.PCR.01 Rev A by KP acoustics; Sustainability Statement
dated 19/06/2020 by HIVE Design Partnership; Design and Access/ Heritage/
Planning Statement dated 23/06/2020 by AZ Urban Studio Limited.”*

The applicant will be happy to enter into a Deed of Variation to the original S106 Agreement if required.



Conclusion

As has been outlined above and is detailed in the accompanying revised drawings, the minor changes now proposed will preserve the character and appearance of the building when viewed within the context of the Conservation Area. They are wholly appropriate additions to a residential plot and will result in enhancements to the approved scheme which reflect the characteristics of buildings in the surrounding area.

I would appreciate if officers could let me know if they have any queries regarding the above or in relation to any of the information submitted.

Yours sincerely

Lewis McArthur MA MRTPI
Planner