



AZ URBAN STUDIO

2 John Street
London WC1N 2ES

020 7234 0234
azurbanstudio.co.uk

Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

22nd June 2022

Dear Sir / Madam,

**Re: Application for non-material amendments to permission 2021/4544/P
21 Maresfield Gardens, London NW3 5SD**

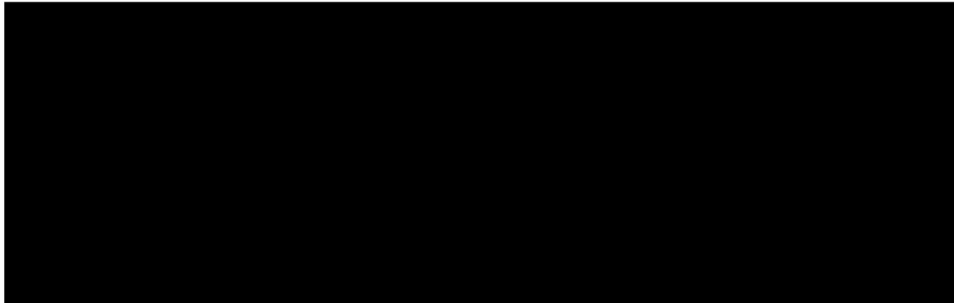
On behalf of our client Mr. Eli Pine ("the Applicant") I enclose details comprising an application for minor material amendments to permission 2021/4544/P which was granted by the Local Planning Authority on 1st April 2022. The description of development for 2021/4544/P was as follows:

"Variation of condition 3 (approved plans) of planning permission 2020/2938/P dated 16/03/2021 for 'Conversion of dwelling to four self-contained flats, erection of two-storey rear extension, enlargement of rear dormer, various alterations, cycle storage and outbuilding in the rear garden'; namely to increase height of rear extension by 160mm, Juliet balcony at 1st floor level, alterations to rear dormer to create a balcony."

This application is made under Section 96a of the Town and Country Planning Act 1990 (as amended).

Non-Material Amendments Proposed

Each of the changes proposed as part of this application will result in improvements to the recently approved 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 nor the s73 application. The amendments sought comprise the following elements:



- **Non-Material Amendment 2**
Increasing the side louvres to the underside of the main staircase. This is required because the existing coal store is constraining the architects' ability to provide the required ventilation to the ASHPs.
- **Non-Material Amendment 3**
Adding a permanent louvre to the first-floor fire lobby. This is required to meet building regulations.
- **Non-Material Amendment 4**
Moving the ground floor utility room window to avoid a clash with the internal stairs.

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 app.	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

Planning & Development Consultants

Regulated by RICS
Company registration no. 3072755
VAT Registration no. 662 8061 32



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	16 (Revision 03) Proposed Site Plan
17 (Revision 04) Proposed Site Section	17 (Revision 05) Proposed Site Section
18 (Revision 02) Proposed Lower Ground Floor Plan	18 (Revision 03) Proposed Lower Ground Floor Plan
19 (Revision 02) Proposed Upper Ground Floor Plan	19 (Revision 03) Proposed Upper Ground Floor Plan
20 (Revision 04) Proposed First Floor Plan	No change
21 (Revision 04) Proposed Second Floor Plan	No change
22 (Revision 04) Proposed Third Floor Plan	No change
23 (Revision 04) Proposed Roof Plan	No change
24 (Revision 04) Proposed Section AA	No change
25 (Revision 02) Proposed East Elevation	No change
26 (Revision 04) Proposed North Elevation	26 (Revision 05) Proposed North Elevation
27 (Revision 04) Proposed South Elevation	27 (Revision 05) Proposed South Elevation
28 (Revision 04) Proposed West Elevation	No change

Also being submitted is a revised Acoustic Report and a plan showing the proposed acoustic enclosure.

Conclusion

As has been outlined above and is detailed in the accompanying revised drawings, the non-material 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
Senior Planner