

S-73 STATEMENT

08 November 2022
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Broadway Investment Ltd: 529 C-D FINCHLEY ROAD

Subject: Brief statement in connection with S-73 application

Distribution: Planning Department Camden Borough Council
Mr Taghi Oraee Client
file Brocklehurst Architects

1. This statement and drawings have been prepared for S-73 application to vary the drawing register and conditions for planning ref no 2020/5155/P found at Camden Borough Council.
2. Proposal: Change of use of part-ground, first, second and third floors from gym (Class E) and language school (Class F.1) to create 6 self-contained residential flats (Class C3); erection of dormer window to rear roof slope; installation of rooflights to front roof slope; installation of new entrance in shopfront; creation of refuse and cycle store to rear; and associated alterations.
3. This statement is for change in register for condition no 2 and to change condition no 5.

Condition 2:

The development hereby permitted shall be carried out in accordance with the following approved plans: A00 Rev A, A50, A51, A52, A53, A150, A500 Rev B, A510 Rev B, A520, A530, A1000 Rev A, A1010 Rev B, A1020, A1030 Rev A, 5318-Finchley Road, Energy Assessment-2011-04gk, 6273 - 529 Finchley Road - Sustainability Statement-2108-17ms, 6354 - 529 Finchley Road - BREEAM DR 2014- Preliminary Report-2109-20ef, 6273 - 529 Finchley Road - Air Quality Assessment-2109-06nv

Reason: For the avoidance of doubt and in the interest of proper planning.

Approved Drawing Nos	Proposed Drawings
A150	5237- 10 Proposed Site Plan
A1000 Rev A, A1010 Rev B, A1020, A1030 Rev A	5237- 11 Proposed Floor Plans
A500 Rev B, A510A Rev B, A520, A530	5237- 12 Proposed Elevations

The proposal is the addition and extension of the roof with dormer window at the rear to create 2-bedroom flat instead of studio unit. The proposed area will be 67 m2. The additional dormer will be timber cladded and roof tile will be match as existing.

4. Condition 5: As per planning approval:
The ground floor studio flat, as indicated on plan number A1000 Rev A hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2).
Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.

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Justification to vary the condition 5:

Approved plan A150 Proposed site plan shows the access ramp to the Studio floor. The red line in the site plan is not correct. Our client doesn't own the approach road. Hence please find the new site plan 5237 – 10 which shows the red line owned by the client.

We did our own site survey and found the current existing level of the studio flat is 500mm above the ground and there is an existing drain on the platform of the studio.

To comply Part M4 (2) requirement, the condition requires the level access from the existing ground to the studio flat.

Hence to reach to the level of the studio from the ground level either it will require 6m length ramp (1:12 gradient) or the whole floor of the studio needs to level down to ground level. Since the shared approach to the site is not owned by the client to level down the whole studio to comply with the condition 5, the cost will be very high and there would be few technical issues of moving the drain or any hidden utility covers.

The external wall of the studio is directly attached to the party wall with neighbours. If the client has to lower the whole studio level, this wall will get affected. It needs to be demolished and rebuilt again with foundation touching to the boundary with the neighbours.

By looking all these aspects of the site condition and cost v/s technical issues it is not possible to make the studio flat it complies to Part M4 (2). The current studio is approached by very steep steps.

Although, we have tried to make the scheme more reachable with low rise steps (riser below 150mm) and new ramp for bins and bikes acc to Part M.

This way the approach steps will be better than the existing one and the scheme will be better than existing one.