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Planning and Borough Development
London Borough of Camden
c/o Judd Street
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22 November 2022

FAO: Laura Dorbeck
Our ref: NTH/CHST/HDA/U0013857
Your ref: PP-11673496 / 2021/1787/P

Dear Laura,

82 Fitzjohn's Avenue, London, NW3 6NP ('the Site')
Town and Country Planning Act 1990 (as amended): Non-Material Amendment Application pursuant to Condition 2 of Full Planning Permission (ref. 2021/1787/P)

We write on behalf of our client, Mr Ross, to submit a Non-Material Amendment Application in respect of Full Planning Permission (ref. 2021/1787/P) for extension and alteration works to the Site.

The Site

The Site, comprising a residential home, is situated to the rear of 84 Fitzjohn's Avenue. Fitzjohn's Primary School lies to the north, the Royal Mail Sorting Office to the east and Spring Walk to the south of the Site.

The Site is located within the Fitzjohn's and Netherhall Conservation Area and within the Hampstead Neighbourhood Plan Area.

Planning History

On 4 October 2022, Full Planning Permission (ref. 2019/4229/P) was granted for the following:

"Erection of two storey side, front and rear extensions, replacement pool house, and associated works."

On 1 June 2021, Full Planning Permission (ref. 2021/1394/P) was granted for the following:

"Alterations and extensions including erection of 2 storey extensions, increased ridge height, alterations to fenestration, erection of dormer windows to roof and creation of sunken terrace, removal of existing pool house and erection of new orangery, and other associated works; hard and soft landscaping including replacement sheds and garage and removal of trees."

On 12 January 2022, Full Planning Permission (ref. 2021/1787/P) was granted for the following:

"Alterations and extensions including erection of 2 storey extensions, increased ridge height, alterations to fenestration, erection of dormer windows to roof and creation of sunken terrace, removal of existing pool house and erection of new orangery involving basement excavation for new pool, and other associated works; hard and soft landscaping including replacement sheds and garage and removal of trees."

The Proposals

This application proposes to update the list of approved drawings as set out in Condition 2 of the consented permission.

The scope of this application comprises the following 2 no. non-material amendments to Full Planning Permission (ref. 2021/1787/P).

For context, the Design Team have submitted a series of s211 applications to LB Camden for the removal of 7 no. existing trees on site. A total of 6 no. trees are located along the existing boundary wall with 1 no. behind the consented hermitage. This Non-Material Amendment Application does not seek to deal with the removal of any existing trees on site. However, the proposed plans submitted in support of this application illustrate the loss of these trees and the proposed replacement landscaping for completeness. All works proposed are within the scope of the previous red-line boundary and the demise of the Applicant's ownership.

Erection of a low boundary wall along the south-eastern edge of the Site

This amendment comprises the removal of a low-quality, broken chain link fence and replacement with a high-quality low boundary wall reaching a maximum height of between 1300mm and 1700mm as a result of the irregular ground. The proposals would face the internal car park of the Royal Mail Hampstead Depot and would therefore not be visible from street level or the wider public realm. The relationship between the chain link wall and the Royal Mail Depot is illustrated through photographs within the JBL Additional Information for NMA document, prepared by Jinny Blom. The proposals would therefore not affect the building's appearance nor any material of special architectural or historic interest. Following the removal of 6 no. Cat C / U trees through the relevant s211 applications, 8 no. new semi-mature Betula Pendula trees are proposed to be planted along this boundary wall.

Minor extension of the consented hermitage at the north-eastern end of the property

Following the removal of a Cat C tree through the relevant s211 application, it is proposed to extend the existing hermitage by approximately 1.6 sqm. to prevent unused and unreachable space within the Applicant's garden. The proposal would not be visible from the public realm and would enable the Applicant to make the best use of the consented landscaping works.

Proposed amendments to Condition 2 of Full Planning Permission (ref. 2021/1787/P)

It is therefore proposed to amend Condition 2 of Full Planning Permission (ref. 2021/1787/P) to the following:

The development hereby permitted shall be carried out in accordance with the following approved plans: A-PL-00-300, ~~A-PL-00-301~~, **A-PL-00-301 Rev A**, A-PL-00-302, A-PL-00304, A-PL-00-308, A-PL-00-310 rev A, A-PL-00-311, A-PL-00-312, ~~A-PL-00-321~~, **A-PL-00-321 Rev A**, A-PL-00-322 rev A, A-PL-00-310 (Proposed Typical Window Details).

Documents: Design and Access Statement dated April 2021, Heritage assessment dated March 2021, letter from Gerald Eve dated 13 April 2021, Whole life carbon assessment rev A dated 01/04/2021, Thermal comfort

analysis rev A dated 01/04/2021, Energy and Sustainability Statement rev A dated 01/04/2021, Photographic survey dated February 2021, Cellweb TRP Installation guide, Tree survey and Arboricultural method statement dated March 2021, Tree constraints and protection plan dated March 2021.

Pre-application Discussions with LB Camden

An enquiry pack was sent to the Case Officer on 16 November 2022. It was confirmed that the amendments could likely be dealt with via a Non-material Amendment Application. The Case Officer requested that photographs of the existing chain link fence were included within the submission to demonstrate its relationship to the depot building behind. These photographs are included within the JBL Additional Information for NMA document, prepared by Jinny Blom and submitted in support of this application.

Application Documentation

Please find enclosed the following documents submitted in support of this planning application:

- A copy of this cover letter;
- Completed application forms (ref. PP-11673496), (dated 22 November 2022);
- Site Location Plan (for information purposes), (drawing ref. A-PL-00-000), prepared by Charlton Brown Architecture & Interiors;
- Design Statement, prepared by Charlton Brown Architecture & Interiors;
- JBL Additional Information for NMA, prepared by Jinny Blom;
- Consented Ground Floor Plan (for information purposes) (drawing ref. A-PL-00-301), prepared by Charlton Brown Architecture & Interiors;
- Proposed Ground Floor Plan (drawing ref. A-PL-00-301 Rev A), prepared by Charlton Brown Architecture & Interiors;
- Consented Section (for information purposes) (drawing ref. A-PL-00-321), prepared by Charlton Brown Architecture & Interiors;
- Proposed Sections (drawing ref. A-PL-00-321 Rev A), prepared by Charlton Brown Architecture & Interiors.

The application fee of £34.00 has been made concurrently with this submission.

We look forward to receiving confirmation of registration and validation of this application. Please do not hesitate to contact Chloe Staddon (0203 486 3417) or Hannah Davies (0207 333 6221) of this office should you have any questions.

Yours faithfully



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