



Mr Daren Zuk
The London Borough of Camden
Development Management
Regeneration and Planning
Town Hall
Judd Street
London
WC1H 9JE

Our ref: E5357

23rd February 2023

Dear Mr Zuk

CAMDEN: FLAT 17. NO. 89 THE AVENUE ROAD ST. JOHN'S WOOD LONDON NW8 6JB

1. This covering letter accompanies a Full Planning Application for the erection of a new extension at 7th floor level balcony at the above property. The application comprises the following:
 - A000 Location plan;
 - A100A Approved and proposed seventh floor;
 - A200A Approved and proposed sections;
 - A300A Approved and proposed elevations;
 - A301A Approved and proposed elevations;
 - Supporting covering letter prepared by Michael Burroughs Associates dated February 2023;
 - Method Statement prepared by Oculus Architects dated May 2022; and
 - Community Infrastructure Levy (CIL) – Form 1: CIL Additional Information.
2. By way of background, on 19 August 2021 planning permission **2020/5765/P** was granted for the removal of the existing balcony screen and the erection of a winter garden / glazed conservatory on the 7th floor balcony.
3. The permitted glass conservatory covers the entire balcony projection with a gross internal area of 14sqm.

Emma McBurney

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Michael Burroughs

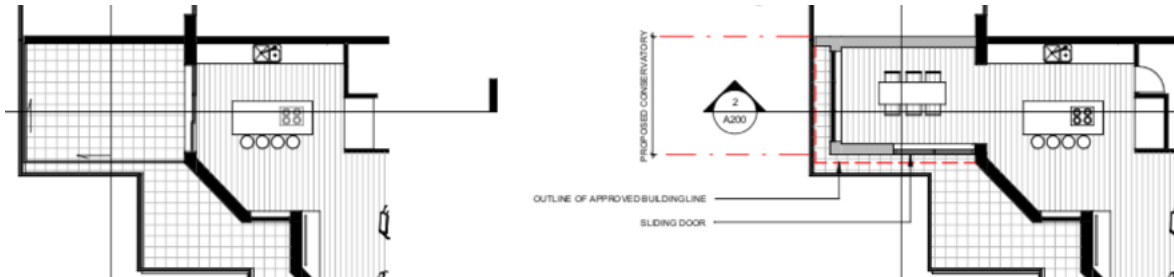
BA MRTPI FRSA
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4. Following the permission detailed design and tender work has revealed that the selected glass wall system is not practical in this instance. The accompanying Method Statement prepared by Oculus Architects flags up the issues:

- *There are issues with the manufacture and installation of the large 5x1.2m glass ceiling panels as indicated on the approved application*
- *One of the challenges for the large glass panel is its weight and potential stress fracture. A crane will to be required at the site location to lift the glass panels to the flat. This will result in disruption to the neighbours and others that are living or travelling around the site. In turn extensive scaffolding and platform lifts are required which will result in access closure.*
- *Additionally a crane would cause difficulty in its positioning. Lifting panels into place would cause significant risk to the other lessee's and tenants. There are multiple potential points for collision and a very large crane out be required to traverse over and above the main building.*
- *Additionally there are issues with the positioning of the crane. Lifting panels into place would cause significant risk to the other lessees and tenants. There are multiple potential points for collision and a very large crane will be required to traverse over and above the main building.*
- *This results in a difficult challenge in lifting the glass panel to the flat. As the flat is located on the top floor, it would require a heavier crane. This would be an oversized crane as the height from ground level to the roof is 24 metres and it would not practically fit in the forecourt. Additionally it would disrupt neighbouring amenity such as noise, impact on daylight and vehicle and pedestrian accessibility for its duration.*
- *The lead time for the manufacture of the glass panels in 9no months. This and the cost of the panels mean the project is not financially viable.. The client would also need to arrange installation at height. After further inquiry the glass roof construction would also result in intolerable heat gains and need for solar shading. This will result in losing the open aesthetic.*

5. In response, the design has been adapted to reflect a standard form of construction using materials that can be either hoisted or hand carried.

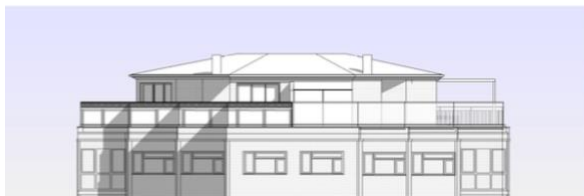
6. The floorplan comparison below shows the proposal has a slightly reduced gross internal area of 9.6 sqm to allow for suitable setbacks for waterproofing flashing detail.



Consented

Proposed

7. The rear facade of the consented and revised proposal has the following appearance:



Consented

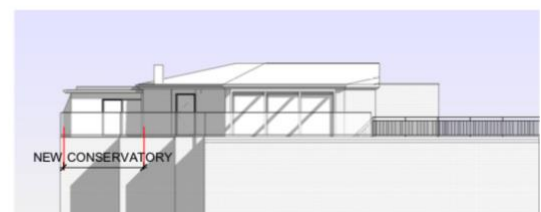


Proposed

8. In side elevation the revised proposal still sits below the main eaves:



Consented



Proposed

9. In determining the previous application, the Council agreed:

- *The proposal is for a small, glazed conservatory at top floor level on the rear balcony of this residential block;*
- *Although Avenue Lodge to the north is a non designated heritage asset (locally listed), there are no other heritage assets nearby, and the proposal will not impact on Avenue Lodge;*
- *The rear high-level balcony has limited visibility but can be seen from St John's Wood Park. The balcony is already bound by glazed balustrades and these are an established part of the appearance of the top of this modern block. The*

conservatory is lightweight and covers a small portion of an existing balcony, set behind the existing balustrade. As such it would be a minimal addition to the building that would not harm its appearance, or the appearance of the surrounding area or neighbouring properties; and

- *The proposal only marginally raises the existing screen between the balconies, and this only has a very minimal visual impact, and no detrimental impact on amenity for the neighbouring flat or surrounding properties.*

10. Please note, the proposal was initially submitted via the non-material amendment application route and Alex Kresovic (Planning Officer) advised the minor-material amendment route was appropriate.
11. Following this, on 1 December 2022, Daren Zuk (Senior Planner) advised that the minor-material amendment application was recommended for approval however, the moderating manager said the amended plans fell outside the original description of development and that a fresh application would be required. Daren Zuk reiterated that the Council was supportive of the proposal but advised that a Full Planning Application would be required (**Annex 1**).
12. The Council is respectfully requested to grant the application. I look forward to discussing the application with the allocated Case Officer in due course.

Yours sincerely

Emma McBurney
Director

Michael Burroughs Associates Limited
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Annex 1

From: Daren Zuk
Sent: 01 December 2022 16:29
To: Emma McBurney <Emma@mbaplanning.com>
Cc: Steve Drew <Steve@mbaplanning.com>
Subject: Camden Planning Application Ref. 2022/3595/P at Flat 17, The Polygon, Avenue Road

Good afternoon Emma,

Hope you are doing well.

As you know, I submitted my draft approval for the material amendment last week and was waiting to hear back from the moderating manager. Yesterday I received notification that there are some issues with the application, more procedural than material to the proposal.

The moderating manager discussed the amendments with other managers and it was agreed that the amended plans fall outside of the description of what was originally approved, and thus we cannot approve them under this type of application. The approved plans are clearly a conservatory (with patio doors separating the main dwelling and the conservatory, and full glazed walls and roof), while the amended plans read more as an extension with the removal of the patio doors and partially solid walls and roof. We are supportive of a conservatory or extension in this location, but unfortunately what has been proposed can't be approved under a material amendment application.

I understand this should have been caught initially months ago when the application first came in, and I do apologize for that. In order to move forward to an approval, you have multiple options:

1. The easiest and most straightforward option would be to withdraw the current application and reapply for a full planning permission with the proposal description reading: 'erection of a new extension at 7th floor level balcony' (or something along those lines). This will allow us to assess the proposed works under a new application, with the proper description of what is actually being proposed. Once the current application is withdrawn and new one submitted, I will personally ensure that it is assigned to me validated as soon as it comes in, and the consultation period begins immediately. As long as the re-submitted application is the same as what is shown in the current application, we are happy to move forward with a recommendation for approval. As well, under the new application we would like to see the extension finished with a brick façade to match the existing and read more as a proper extension.
2. You could apply for a non-material amendment to change the proposal description on the parent application to something similar to what is suggested above. However, this would also require we reconsult under the NMA application, complete that application, then complete the separate material amendment application. This is definitely more work and will take longer time wise.

3. Amend the current plans to make the proposed extension look and feel more like a conservatory. This means keeping the patio doors (as with the approved application), and having more glazed walls and roof.

I do want to reiterate that we are supportive of a conservatory or extension at this location, but I can't proceed with approving the amendments under the current type of application.

Please discuss with your client and advise how you would like to proceed, and do not hesitate to reach out if you have any questions or need clarification on any of the above.

Best,
Daren

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