

43 Stanhope Gardens

London

N6 5TT

This statement is in support of an application for minor material amendment under section 73 of the Town and Country Planning Act 1990, on the previously approved planning application ref. HGY/2022/407 (Erection of a single storey side extension and a rear dormer window, enlargement of existing basement cellar, installation of solar panels and rooflights in side roof slope, re-rendering parts of property with external wall insulation, and replacement of single glazed timber doors and windows with triple glazing)

Specifically with reference to the following conditions:

Condition 2:

The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Condition 5:

The external materials to be used for the proposed development shall match those as specified on the approved plans and application form.

The proposed amendments are as follows:

1. Cladding to the Proposed Side Extension

The proposed single storey side extension was designed with a palette of materials intended to achieve the appearance of a lightweight structure which is visually subservient to, and distinct from, the original Edwardian house. The proposal (approved) was to clad the roof and flank wall of the proposed side extension in a Welsh slate, with fully glazed front and rear facades.

After much consideration and a design review with our client, we feel that a different cladding material would be more appropriate. The material now proposed is a standing seam zinc cladding, colour green. This would greatly enhance the lightweight appearance of the new extension and also blend in harmoniously with the planting to the front of the house. We have a sample of the chosen zinc product and we would be happy to provide this to the council should it be of assistance in assessing this change.

2. Extent of the Proposed Basement

The approved basement is an enlargement of the existing house cellar. Our client would like approval to enlarge the proposed extent by approximately 600mm further towards the rear (north) of the house - this change will not have any impact on the outward appearance of the property.

3. Alteration to Bathroom Window on Flank Wall

Approval was granted to remove two small existing windows on the flank wall at first floor level, to be replaced with one window for the new bathroom. The lower window section is fixed and with obscure glazing, therefore does not impact on the privacy of the neighbouring property.

As part of this application, permission is sought to lower the cill of this window by 500mm. This is a minor change and will have minimal impact on the outward appearance of the property.

With this application we have submitted an amended set of drawings that show the above proposed changes. We invite the council to contact us if they have any queries about the changes proposed in this Section 73 application.

SHIRLEY PHILLIPS

for and on behalf of Michael Jones Architects

June 2023