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Our Ref: CC319

Your Ref: 17/14632/FUL

Date: 3rd December 2020

Planning Department
Royal Borough of Kingston upon Thames
Guildhall
High Street
Kingston upon Thames
KT1 1EU

Dear Kingston Planning Department,

RE: Application for a non-material amendment to the approved applications at Charter Court, Linden Grove, New Malden, KT3 3BL.

I am writing in regards to the application for a non-material amendment to Royal Borough of Kingston upon Thames (RBK) planning approval 17/14632/FUL at Charter Court. The application proposes four changes to the approved scheme along with some general revisions to the elevations which are considered non-material in nature, these consist:

1. Reconfiguration of the ground floor layout

The ground floor layout of the building has been reconfigured to provide a new open plan kitchen and living room area. The revision to the ground floor layout aims to match the specification of the upper floor flats which incorporate an open plan layout as originally approved.

2. Alteration of ground floor windows to suit revised layout

Provision of an open plan kitchen and living room in the ground floor flat required the position of the kitchen and third bedroom to be swapped. This relocates Bedroom 3 to the side (North) elevation of the property and kitchen to the front (East) elevation of the property. Originally the kitchen was provided with a reduced height window to provide a splashback to the worktop. This has been omitted in favour of making the worktop level with the window cill. As such window G.W.04 on the side (North) elevation which now serves Bedroom 3 has been made full height. The window now matches the adjacent windows on both sides.

Relocation of the ground floor kitchen has enabled window G.W.04 to be moved horizontally to line up with the centre of the wall. Windows 1.W.06, 2.W.06 and 3.W.06 have all been aligned to suit.

3. Alteration of balcony soffit and balustrading design.

The proposed balconies have been revised to include slim aluminium fascia panels which provide an aesthetic improvement to the elevations. Black painted steel columns supporting the corners of the balconies have also been added. The proposed balustrading has been revised to suit these additional columns.

4. Alteration of dormer design.

The proposed dormers have been reduced in depth in order to reduce the mansard flashing upstand to the window cill. This provides an aesthetic improvement to the elevations.

5. General elevation changes

A number of general changes to the elevations have been made, these consist of the following:

- A lead flashing has been added to the mansard change of pitch to provide suitable weathering.
- The provision of post boxes has been amended in the porch area.
- 4no electric meters have been built into the porch wall.
- Additional guttering has been provided to the Side (South) Elevation serving the porch roof.
- Subfloor vents, SVP stacks, boiler flues and extractor outlets have been added as necessary.

We trust the above meets with your approval, should you have any queries please do not hesitate to contact the writer.

Yours sincerely,



A.M. Sloan

for Geoffrey Sloan Associates

Encs.

GSA DRAWINGS: CC319/211/G; CC319/212/G; CC319/213/G; CC319/411/G; CC319/412/F;
CC319/413/F; CC319/414/F.