

remi c.t. studio

Horace House
2 Horace Road, London, E7 0HA
51.552824, -0.025828



Document Name
Non-Material Amendment

Status
Planning

Author
Remi C T Studio

Project Number
9500


Revision
Rev_01

Reviewed by
Remi C T Studio

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Overview of approved scheme (22/01028/FUL)

The application for Horace House was made on the 20th of June with the reference 22/01028/FUL. The proposed development was a 1 x 3 bedroom dwelling and was accepted on the 15th September 2022, the details of which can be seen below.



APPLICATION FOR PLANNING PERMISSION
Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

APPLICANT:
Sara Nasralla Kit London
No. 10 The Trampery on the Gantry
Broadcast Centre
Here East
London
E15 2HB

AGENT:
Remi Connolly-Taylor
REMI.C.T Studio
No. 10 The Trampery on the Gantry
Broadcast Centre
Here East
London
E15 2HB

Part I - Particulars of Application

APPLICATION NO: 22/01028/FUL **DATE OF APPLICATION:** 20th June 2022

PROPOSAL: Construction of 1 x 3 bedroom dwelling.

LOCATION: 12A Woodford Road
Forest Gate
London
Newham
E7 0HA

Part II - Particulars of Decision

The London Borough of Newham hereby gives notice that PLANNING PERMISSION has been **GRANTED** for the carrying out of the development referred to in Part I hereof and as described and shown on the plans and documents submitted with the application, subject to conditions and reasons listed below:

Dated: 15th September 2022

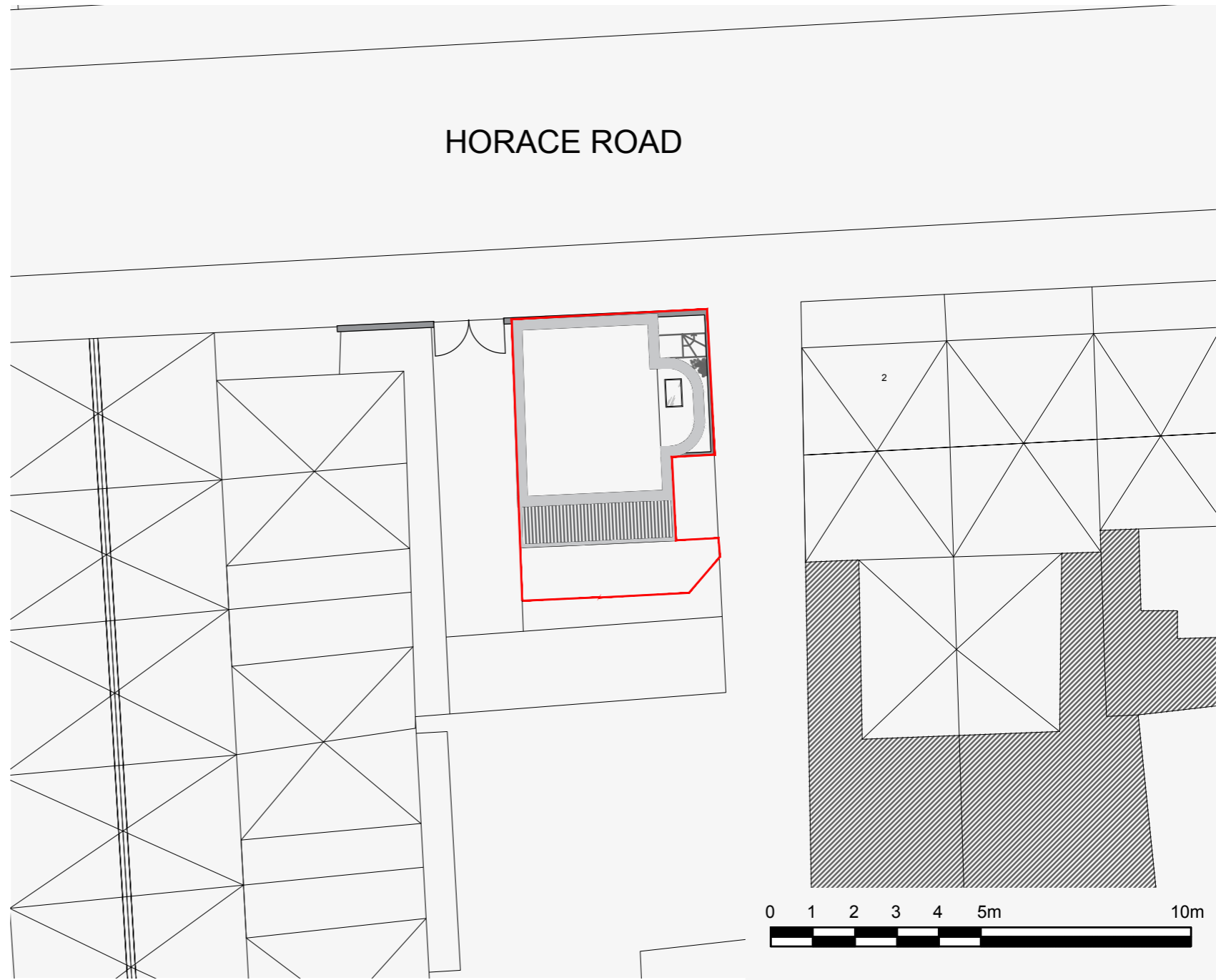
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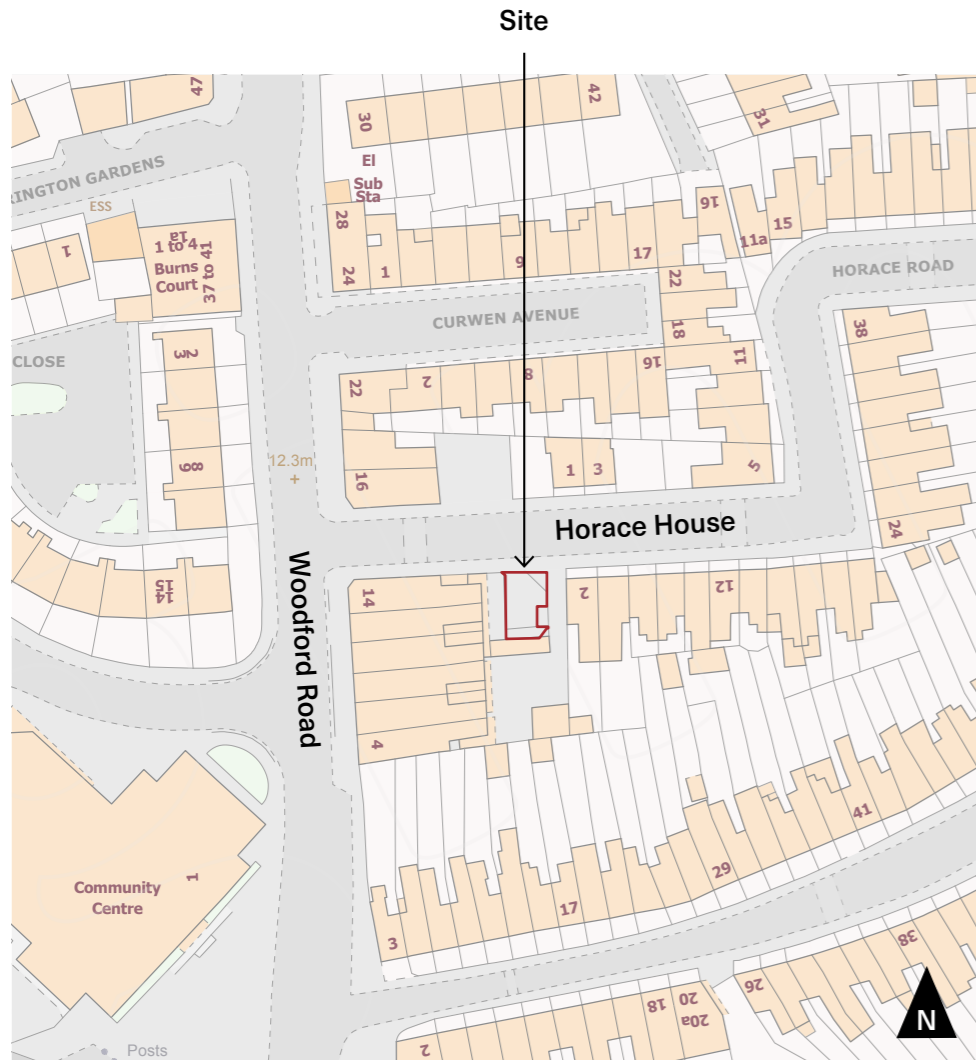


Jane Custance
Director of Planning and Development
 London Borough of Newham
 Newham Dockside, 1000 Dockside Road, London, E16 2QU

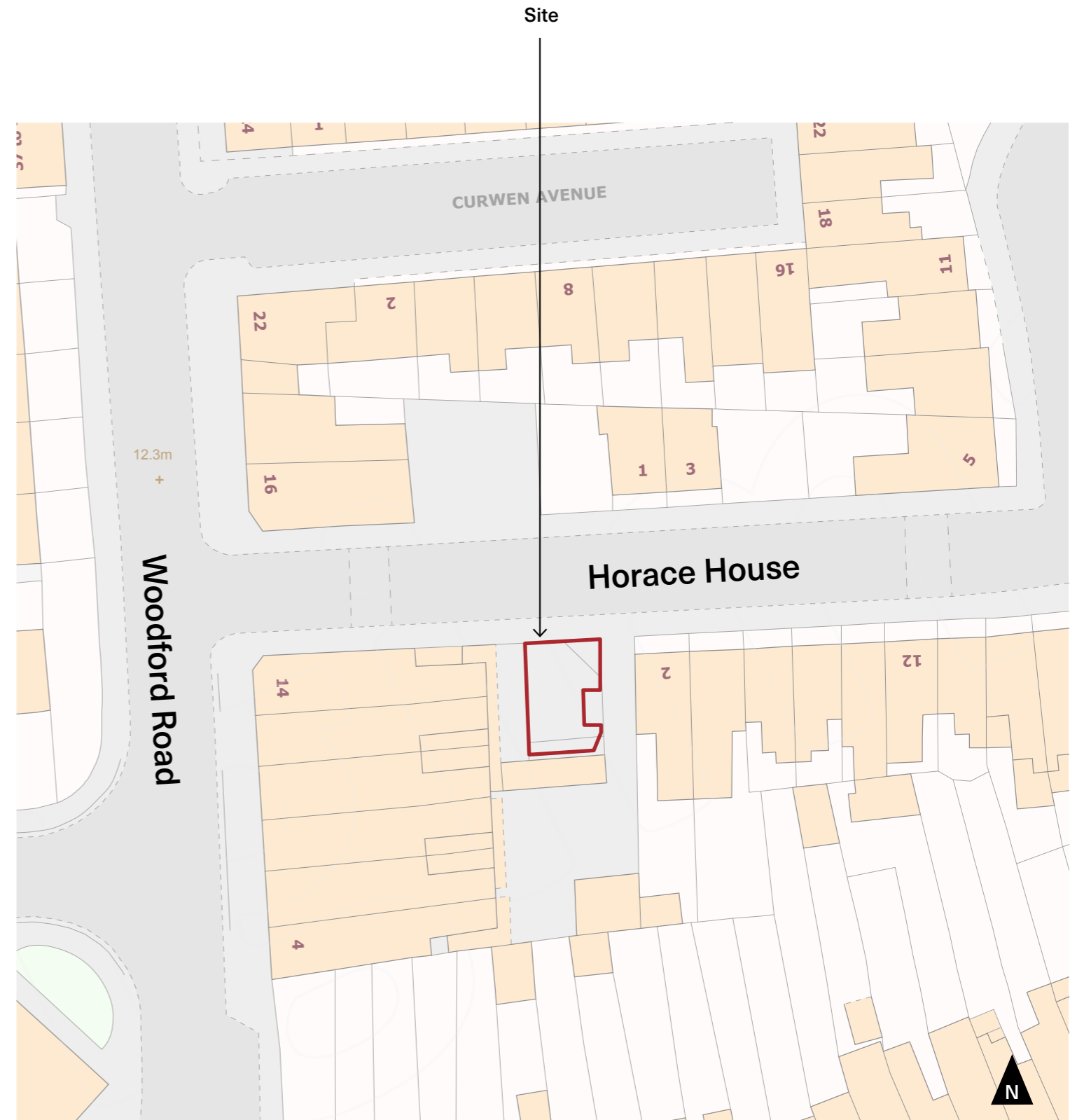
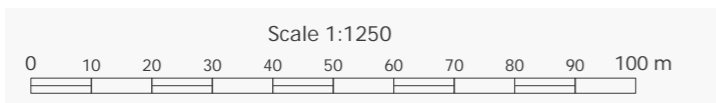
Site condition overview

The arial view and site plan below depict the current condition and arrangement of the site in its context. The proposed development would face Horace Road with an entrance via a private front gate.

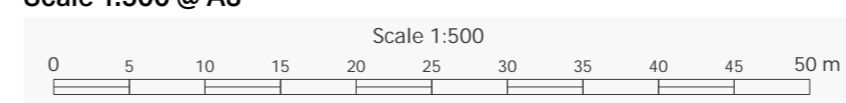




BLOCK PLAN – Plot Context
Scale 1:1250 @ A3



BLOCK PLAN – Plot Context
Scale 1:500 @ A3



Overview

Non-material amendments are changes to a planning proposal that are very minor and do not materially alter the size and scale of the building, including its footprint and would not alter the description of the development.

As such the application which proposes very small changes to the overall scheme should meet the requirements of the Non-Material Application.

Reduction of proposed massing [1]

This Non-Material Amendment application proposes to reduce the depth of the proposal by 650mm. This will change the interior GIA is from 116m² to 108m². The proposal still meets the London standards for a 3B5P of a minimum GIA of 99m² - Fully complying with the current standards.

North (Front) Elevation elevation
No Change

West (Side) Elevation

There is a small reduction of the length of the proposal of 650mm.

South (Rear) Elevation
No Change

West (Side) Elevation

There is a small reduction of the length of the proposal of 650mm.

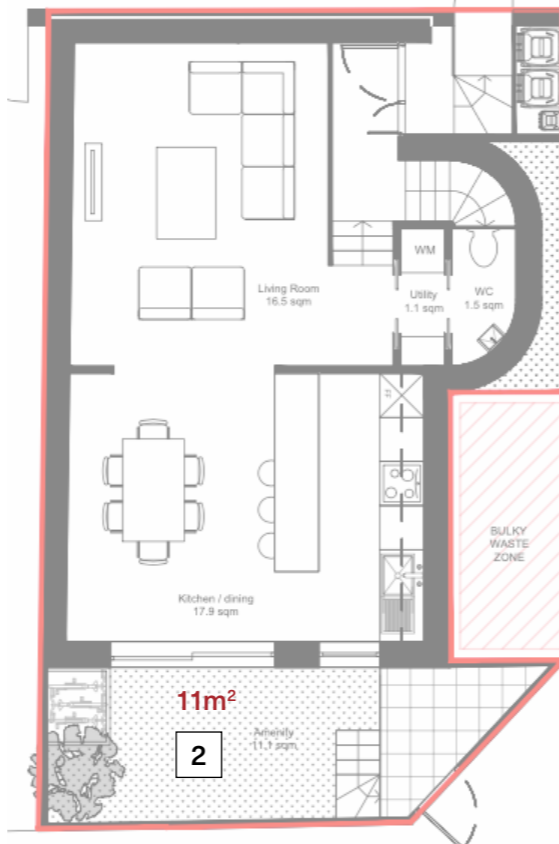
Amenity [2]

There are no changes to the lower ground floor amenity area. There is a reduction of 3m² to the 1st floor ameniy area (from 11m² to 9m². The total area complies with the required London standards.

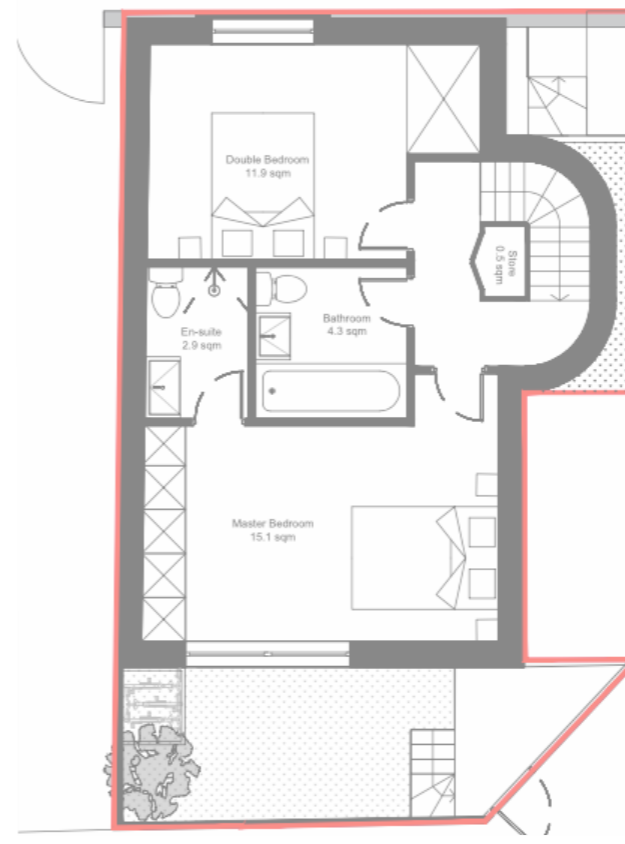
Design Details

There are no changes to any of the design details or the materials used within the scheme.

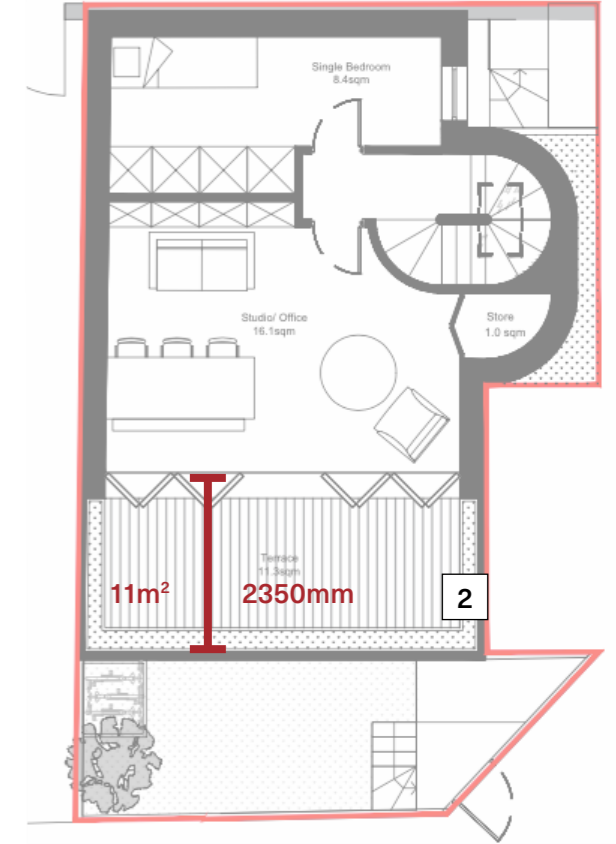
Previously approved plans (22/01028/FUL)



Previously approved lower ground floor (22/01028/FUL)

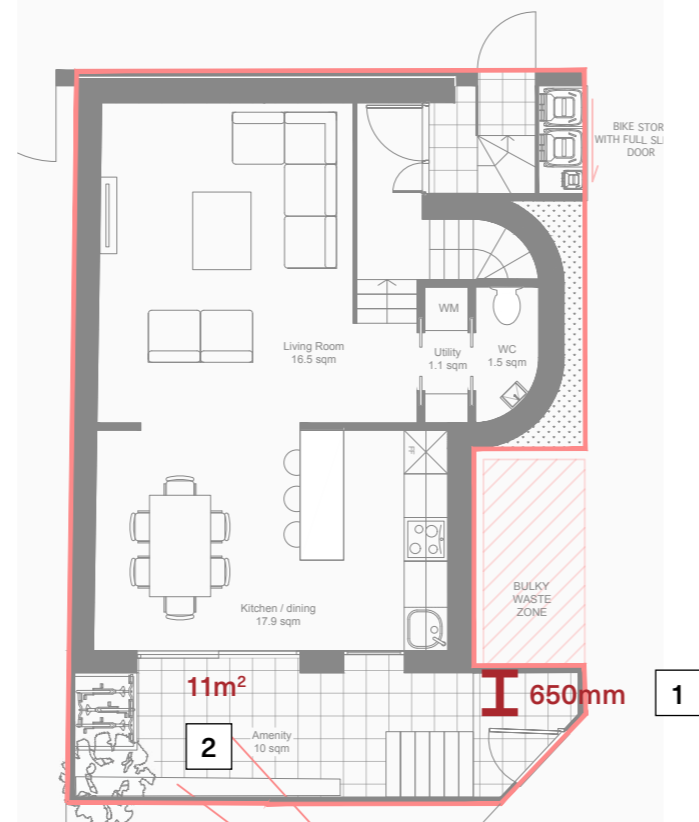


Previously approved upper ground floor (22/01028/FUL)

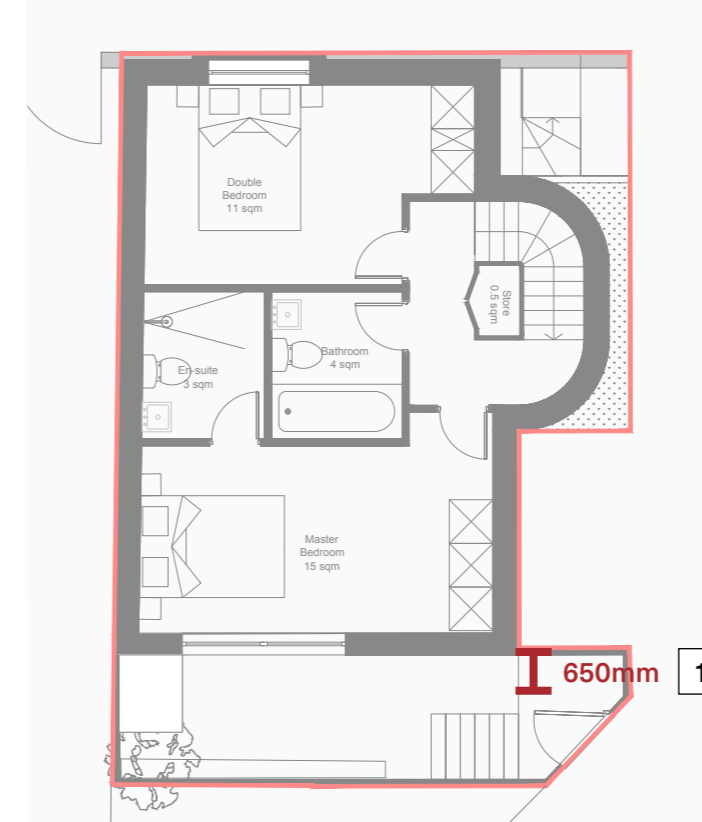


Previously approved 1st Floor (22/01028/FUL)

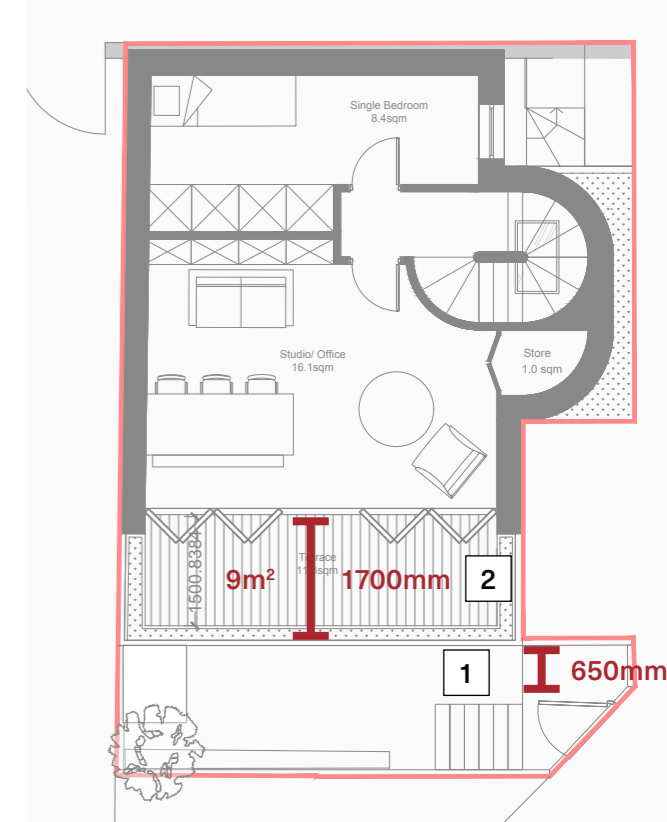
Non - Material Amendment Proposed Plans (22/01028/FUL)



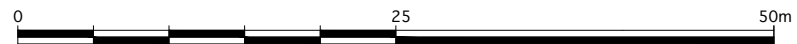
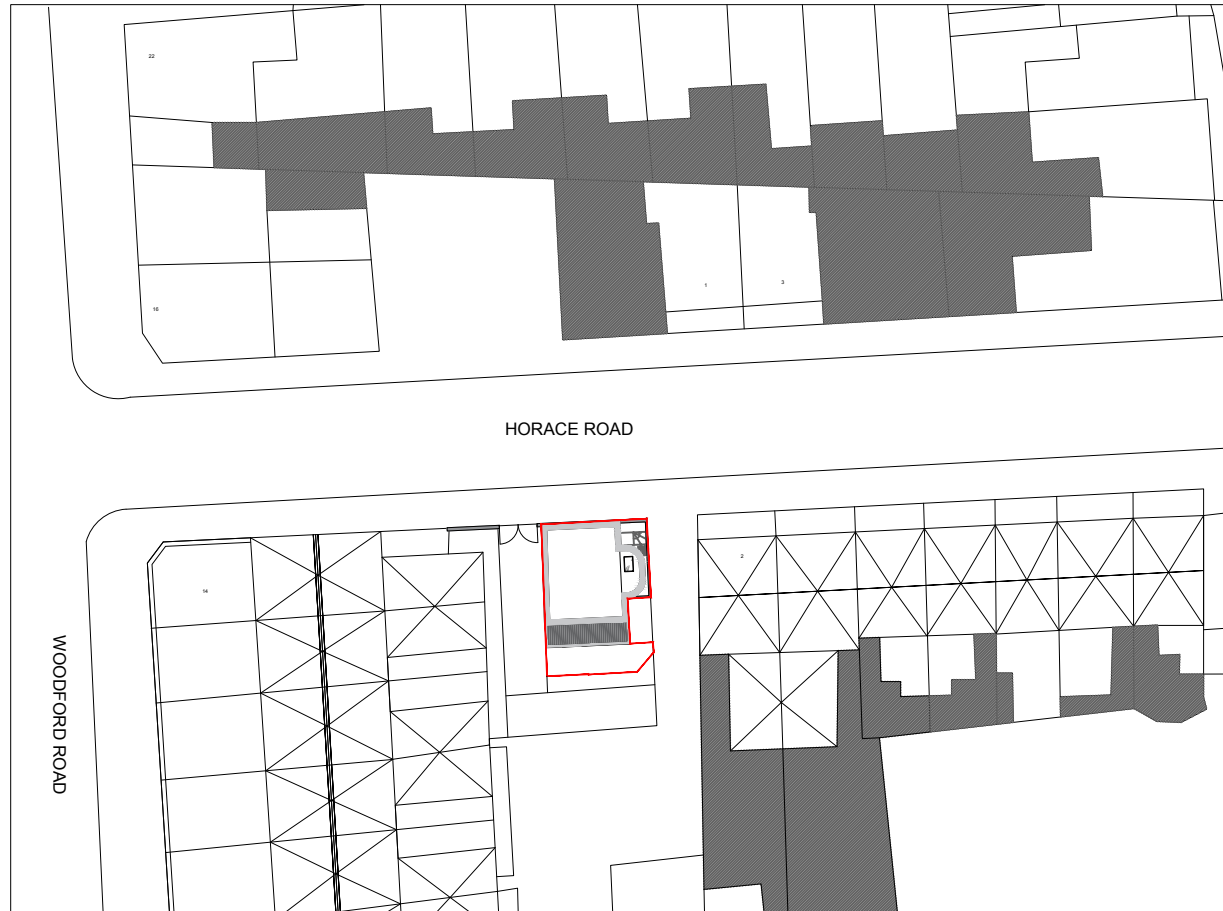
Proposed lower ground floor plan




Proposed upper ground floor plan



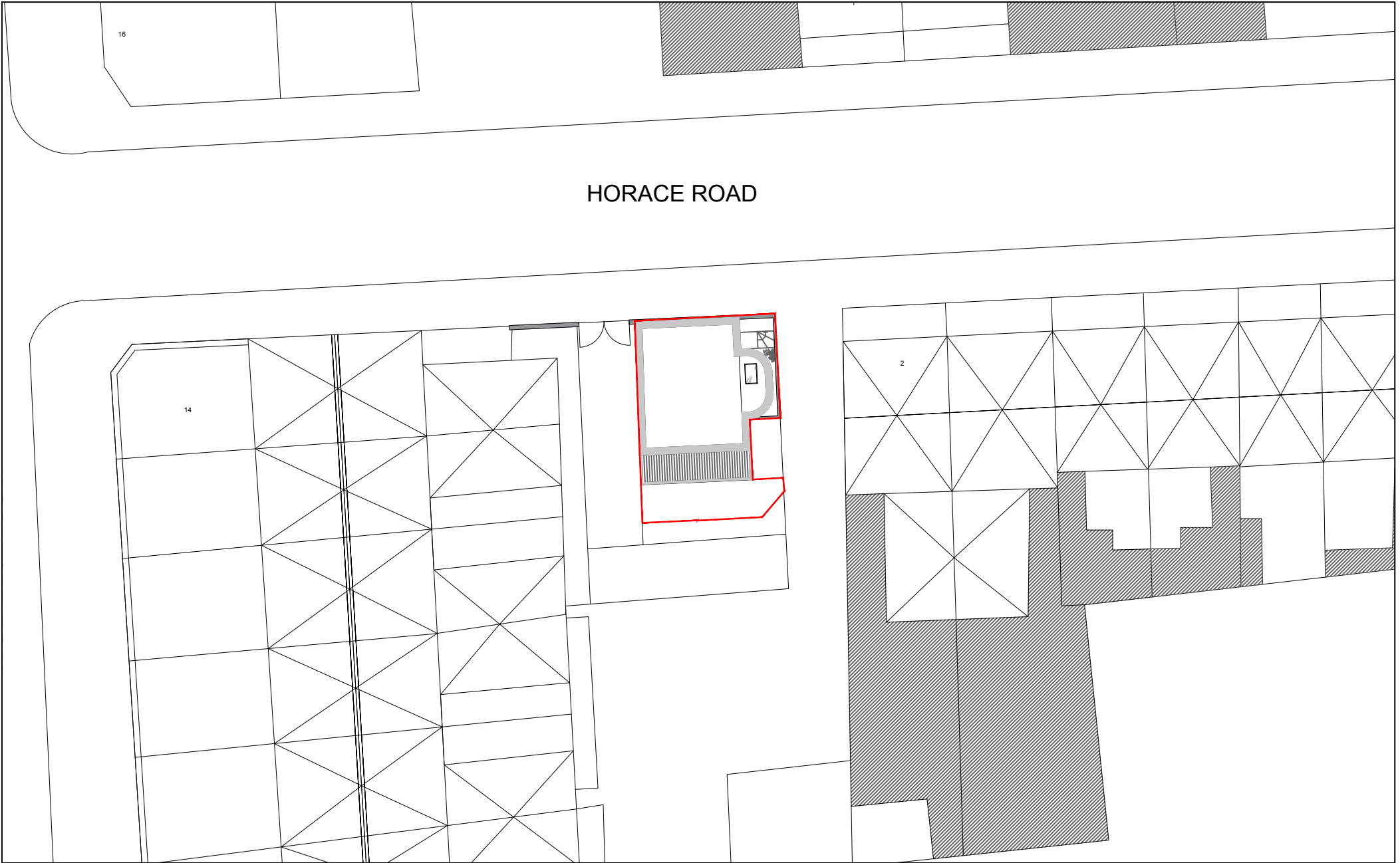
Proposed 1st Floor



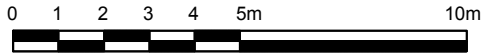
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| Project | | Horace Road E7 ODL | |
| Drawing Title | Site Plan | Drawing Number | P_SP |
| Scale | 1.500 | Date | 23/10/2023 |

Notes
 North
 Non-Material Amendment Use Only

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HORACE ROAD



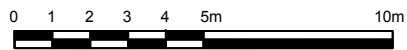
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| Project | | Horace Road E7 ODL | |
| Drawing Title | Site Plan | Drawing Number | E_SP |
| Scale | 1.250 @ A4 | Date | 23/10/2023 |

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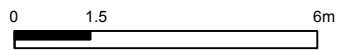
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| Project | Horace Road E7 ODL | |
| Drawing Title | Existing Street Elevation (North) | Drawing Number E_NE1 |
| Scale | 1:200 | Date 23/10/2023 |

Notes

 North


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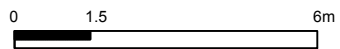
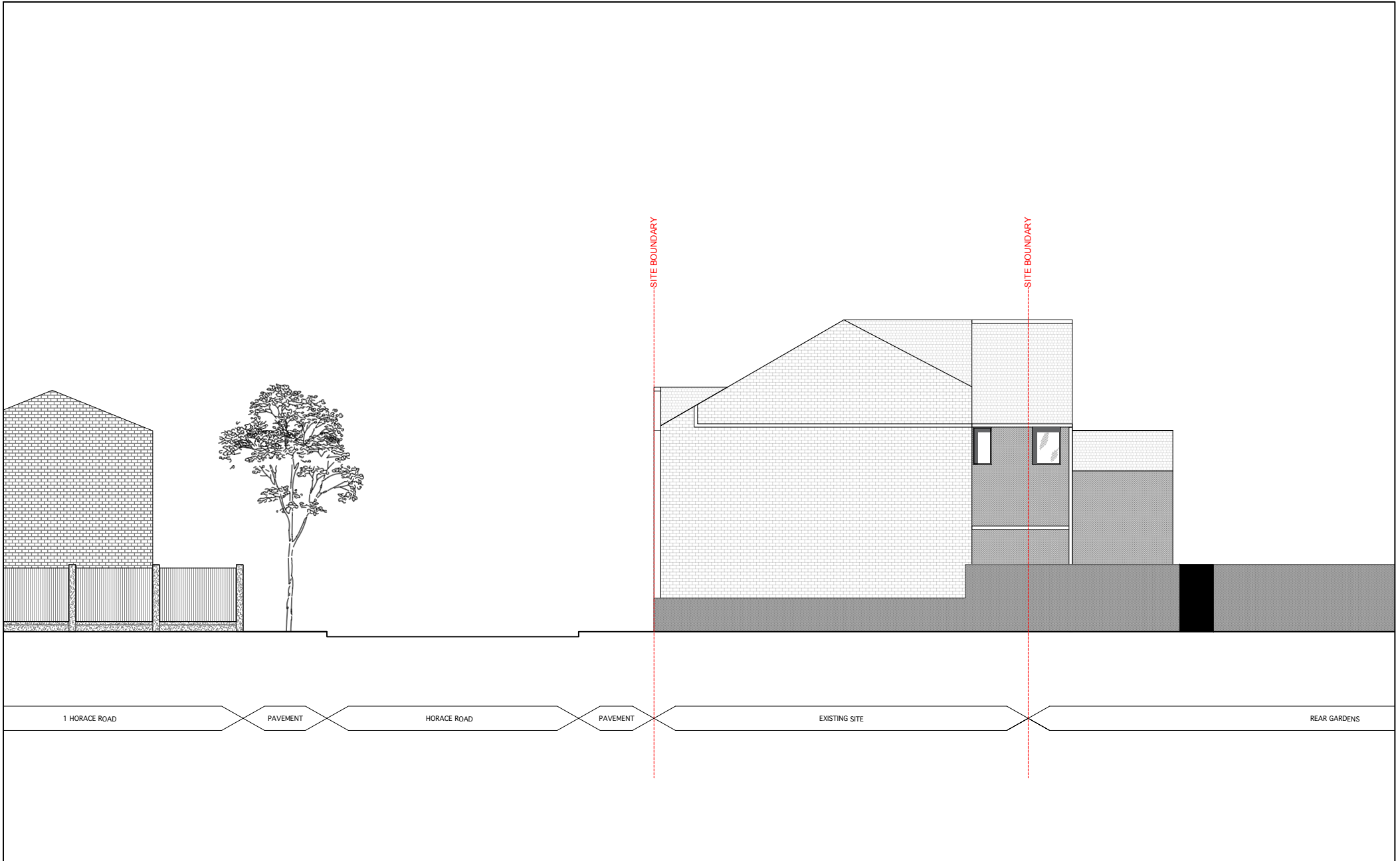
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| Project | | Horace Road E7 OD L | |
| Drawing Title | Existing North Elevation | Drawing Number | E_NE2 |
| Scale | 1:150 | Date | 23/10/2023 |

Notes


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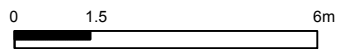
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| Project | | Horace Road E7 ODL | |
| Drawing Title | Existing West Elevation | Drawing Number | E_WE |
| Scale | 1:150 | Date | 23/10/2023 |


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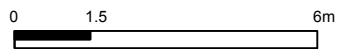
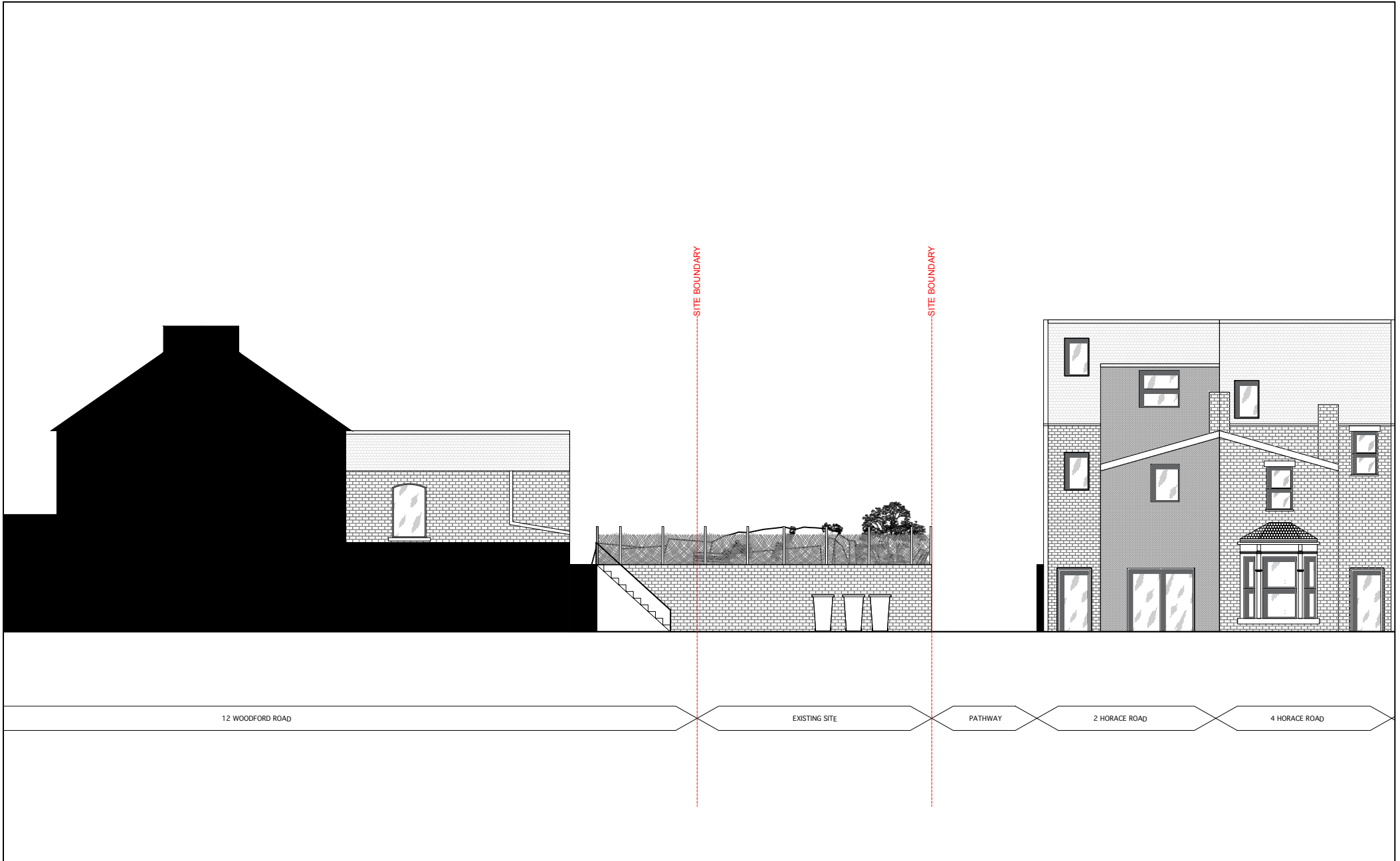
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| Project | | Horace Road E7 ODL | |
| Drawing Title | Existing East Elevation | Drawing Number | E_EE |
| Scale | 1:150 | Date | 23/10/2023 |

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| Project | | Horace Road E7 ODL | |
| Drawing Title | Existing South Elevation | Drawing Number | E_SE |
| Scale | 1:150 | Date | 23/10/2023 |

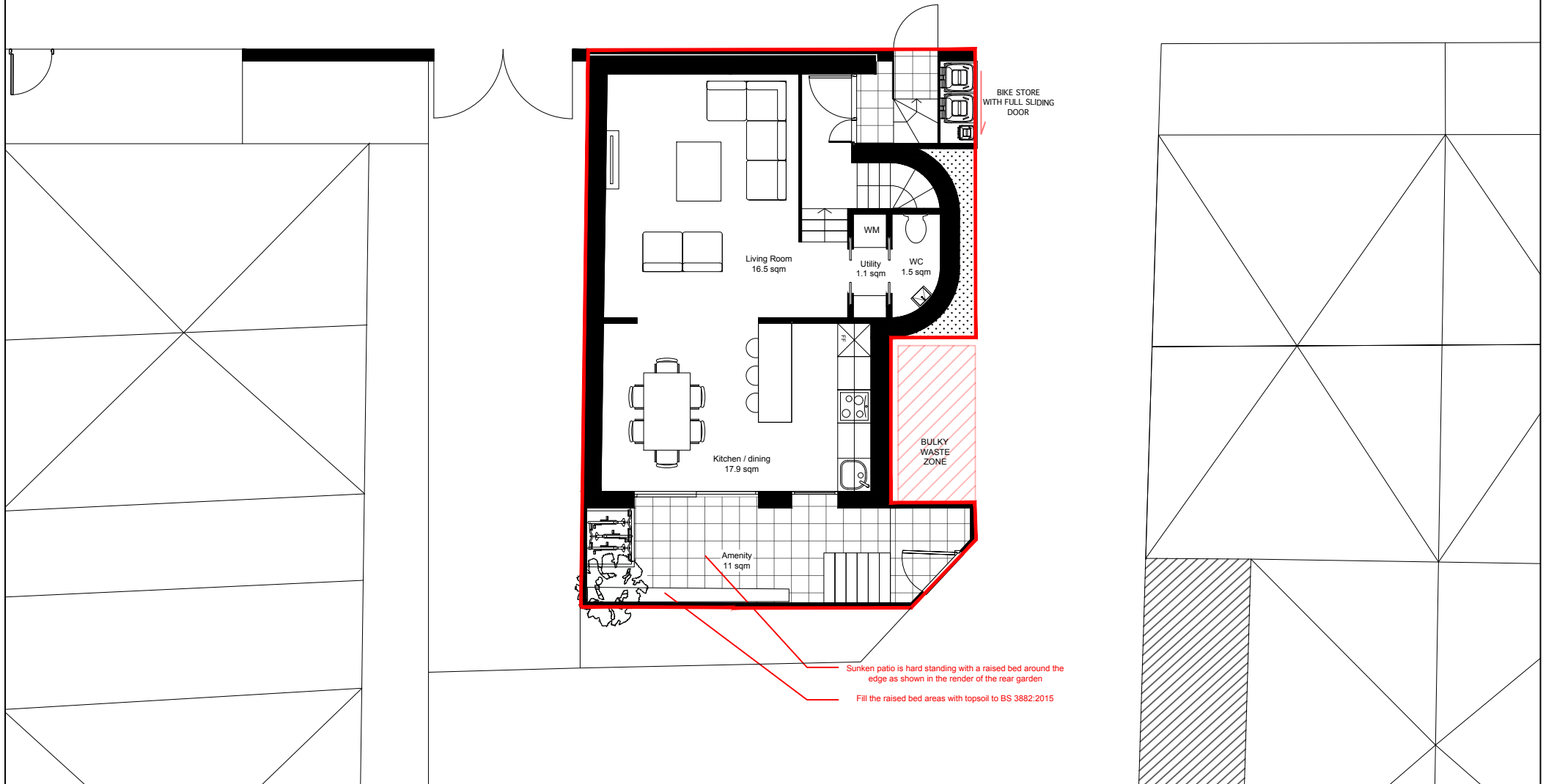
Notes

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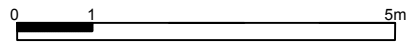
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Sunken patio is hard standing with a raised bed around the edge as shown in the render of the rear garden
 Fill the raised bed areas with topsoil to BS 3882:2015

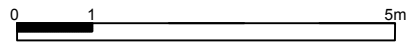
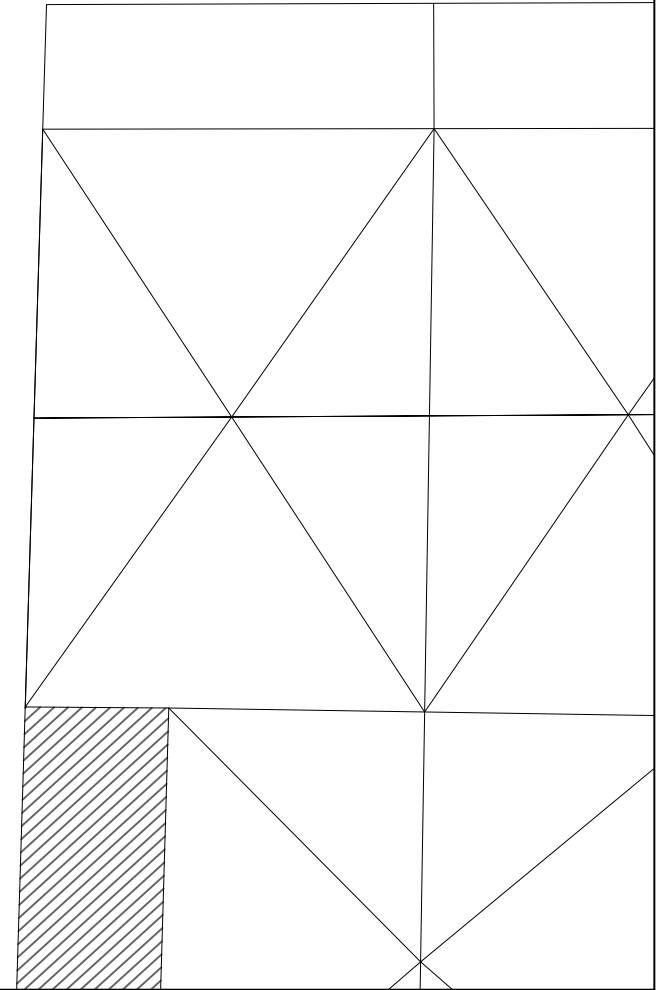
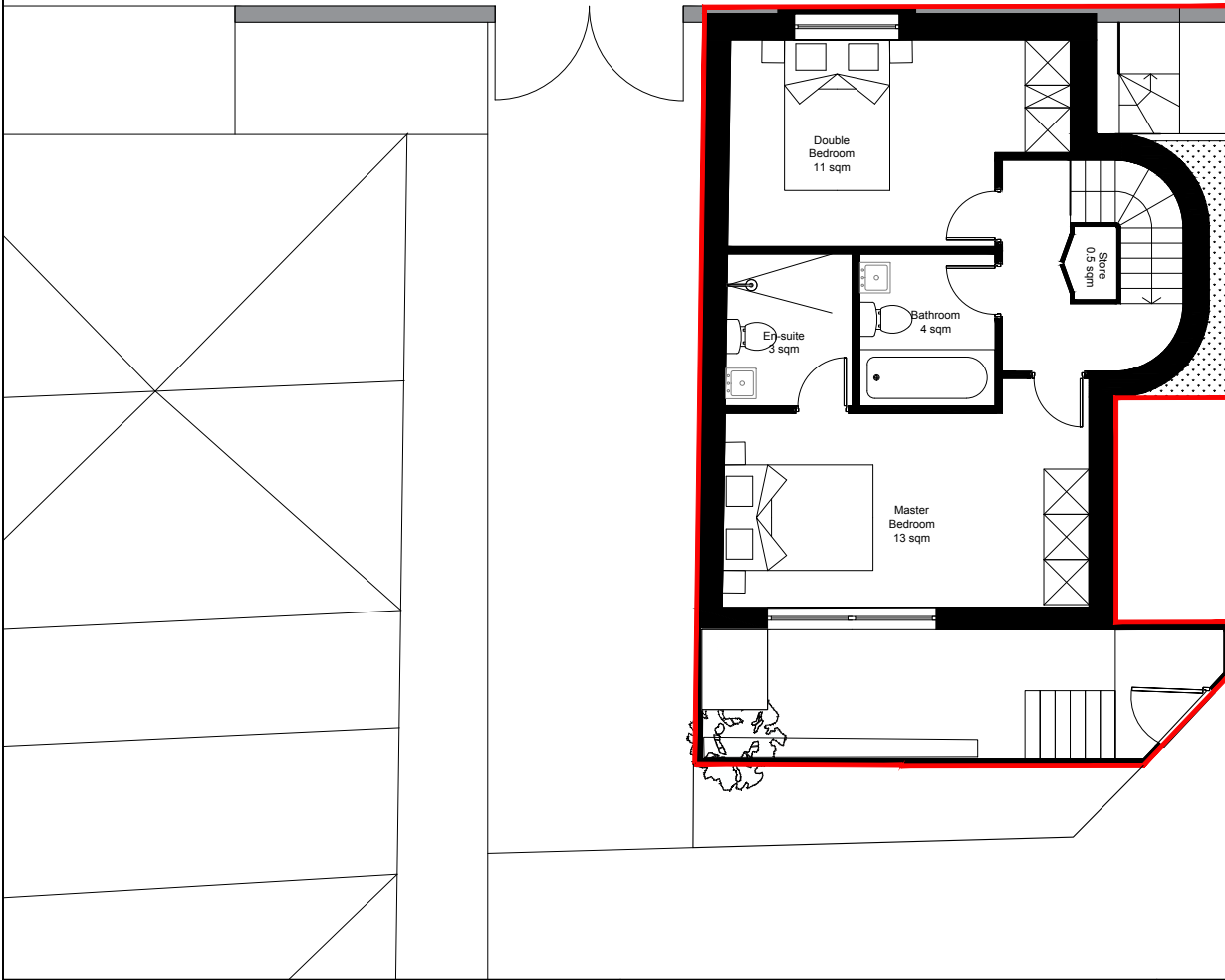


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| Project | | Horace Road E7 ODL | |
| Drawing Title | PROPOSED LOWER GROUND FLOOR PLAN | Drawing Number | P_LGF |
| Scale | 1.100 | Date | 23/10/2023 |

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| Project | Horace Road E7 ODL | | |
| Drawing Title | Upper Ground Floor | Drawing Number | P_UGF |
| Scale | 1.100 | Date | 23/10/2023 |

Notes

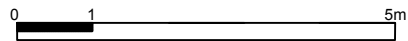
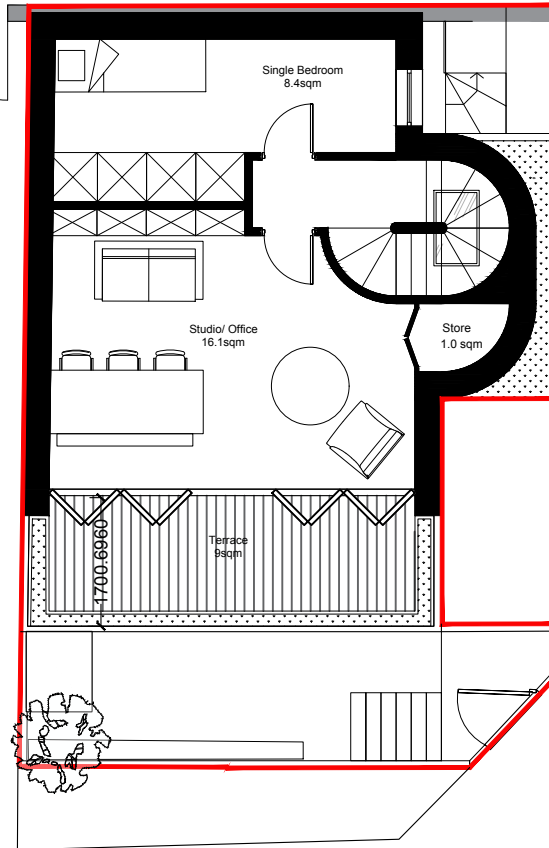


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| Project | Horace Road E7 ODL | | |
| Drawing Title | First Floor Plan | Drawing Number | P_FF |
| Scale | 1.100 | Date | 23/10/2023 |

Notes

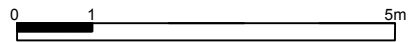
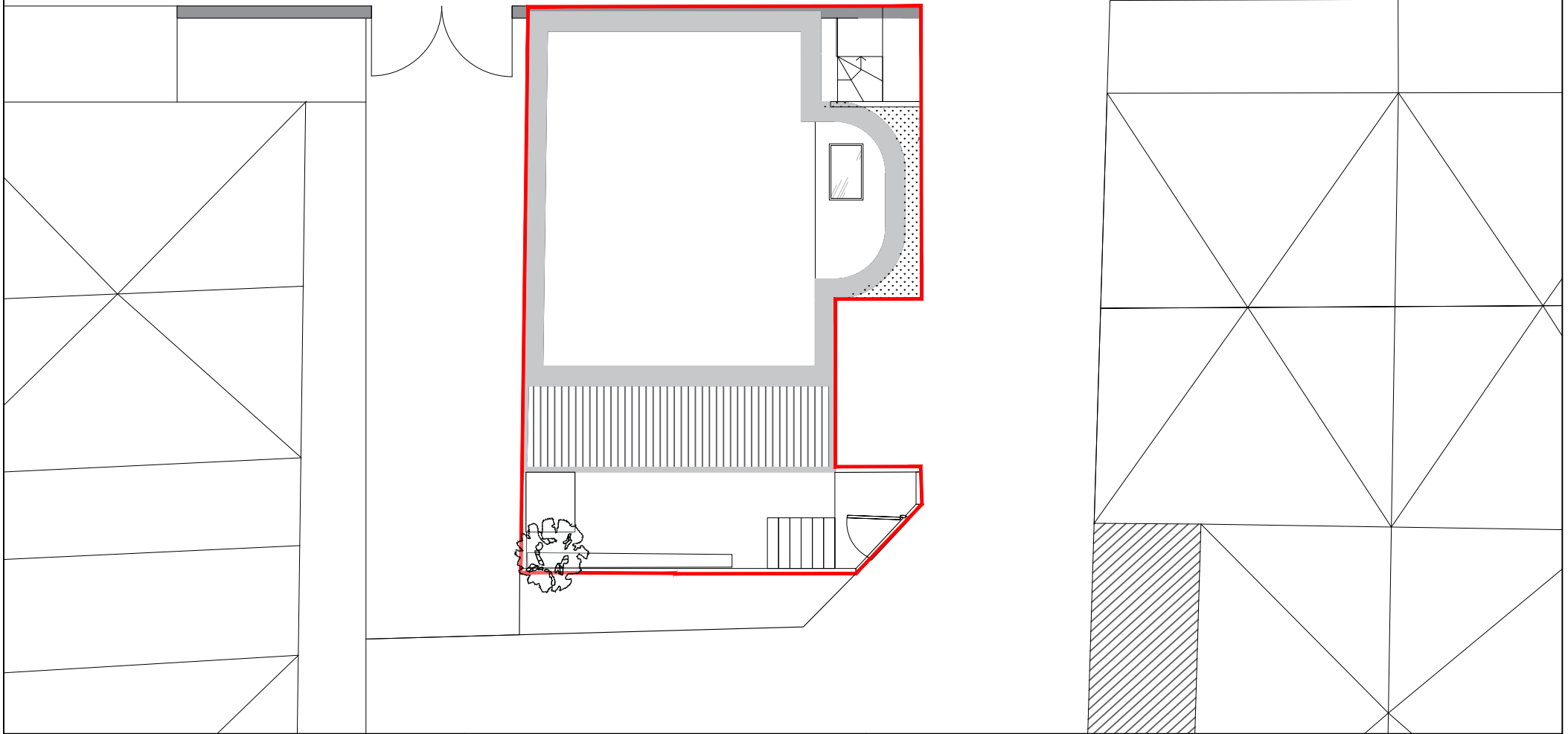


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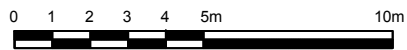
HORACE ROAD



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| Project | | Horace Road E7 ODL | |
| Drawing Title | Roof | Drawing Number | P_RP |
| Scale | 1.100 | Date | 23/10/2023 |

Notes
North
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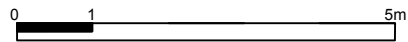
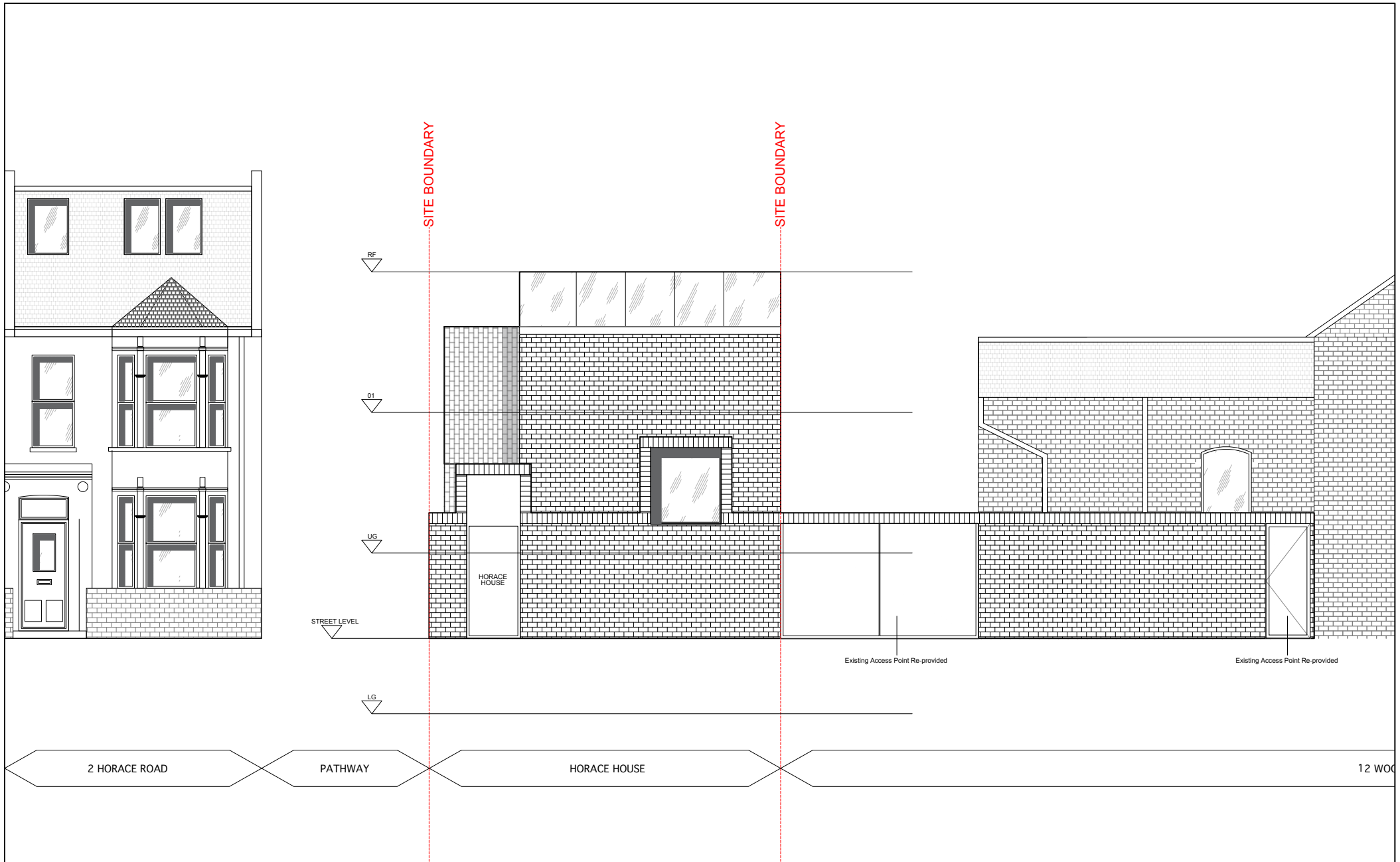
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| Project | | Horace Road E7 ODL | |
| Drawing Title | Proposed Street Elevation (North) | Drawing Number | P_SEN |
| Scale | 1:200 | Date | 23/10/2023 |

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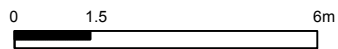
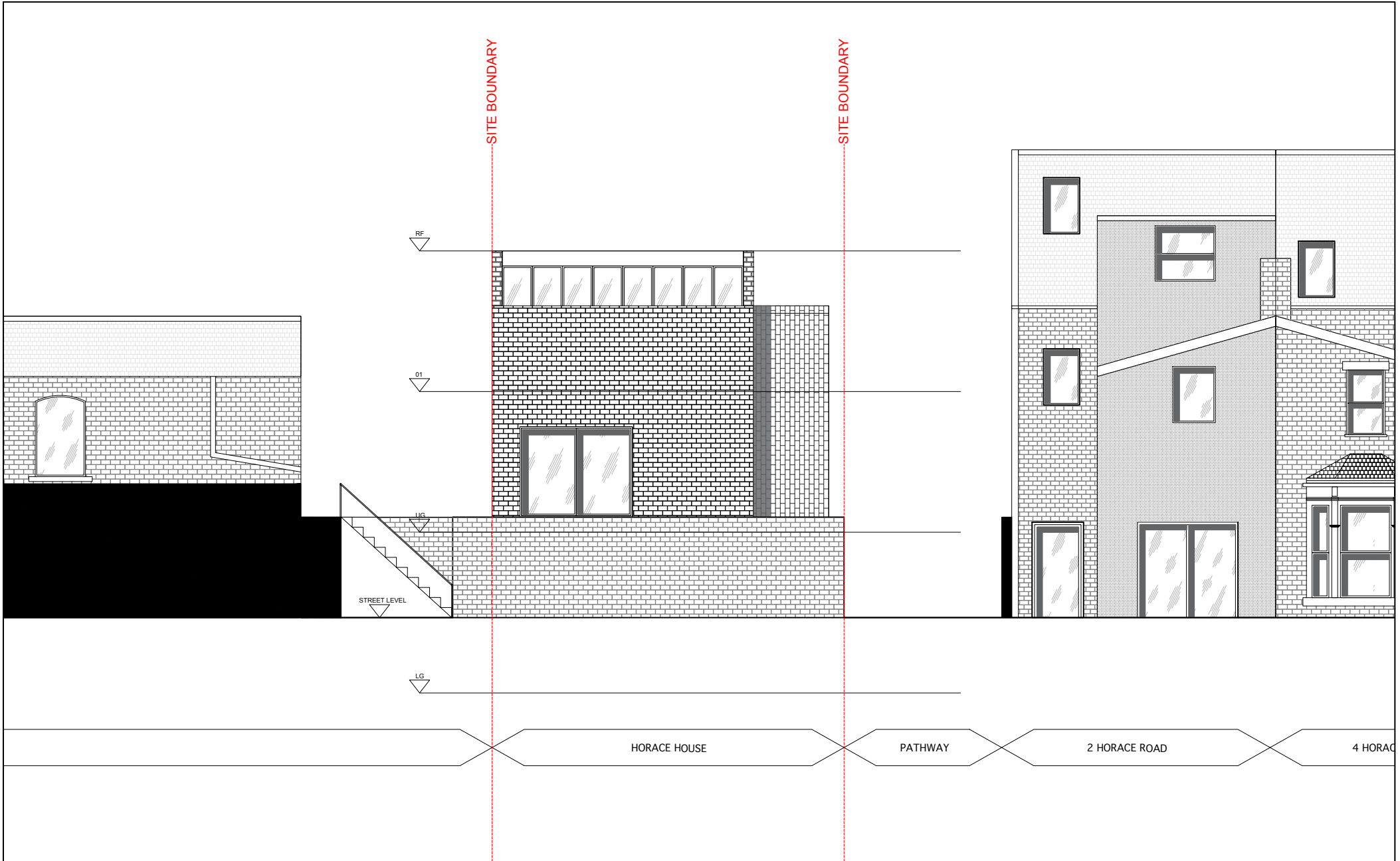


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| Project | | Horace Road E7 ODL | |
| Drawing Title | Proposed North Elevation | Drawing Number | P_NE1 |
| Scale | 1:100 | Date | 23/10/2023 |

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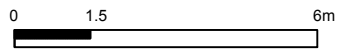
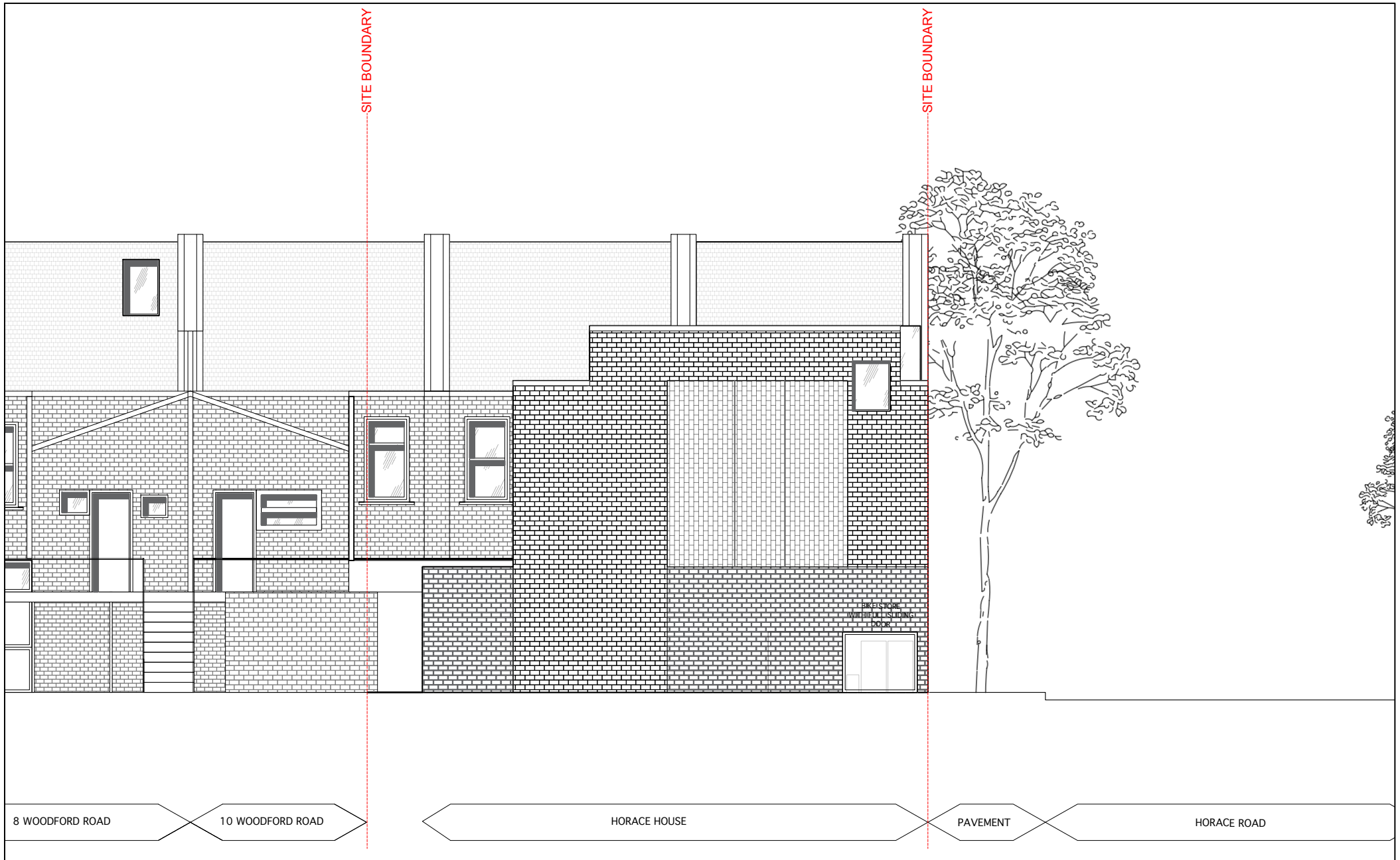


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| Project | | Horace Road E7 ODL | |
| Drawing Title | Proposed South Elevation | Drawing Number | P_SE1 |
| Scale | 1:100 | Date | 23/10/2023 |

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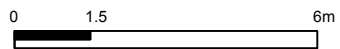
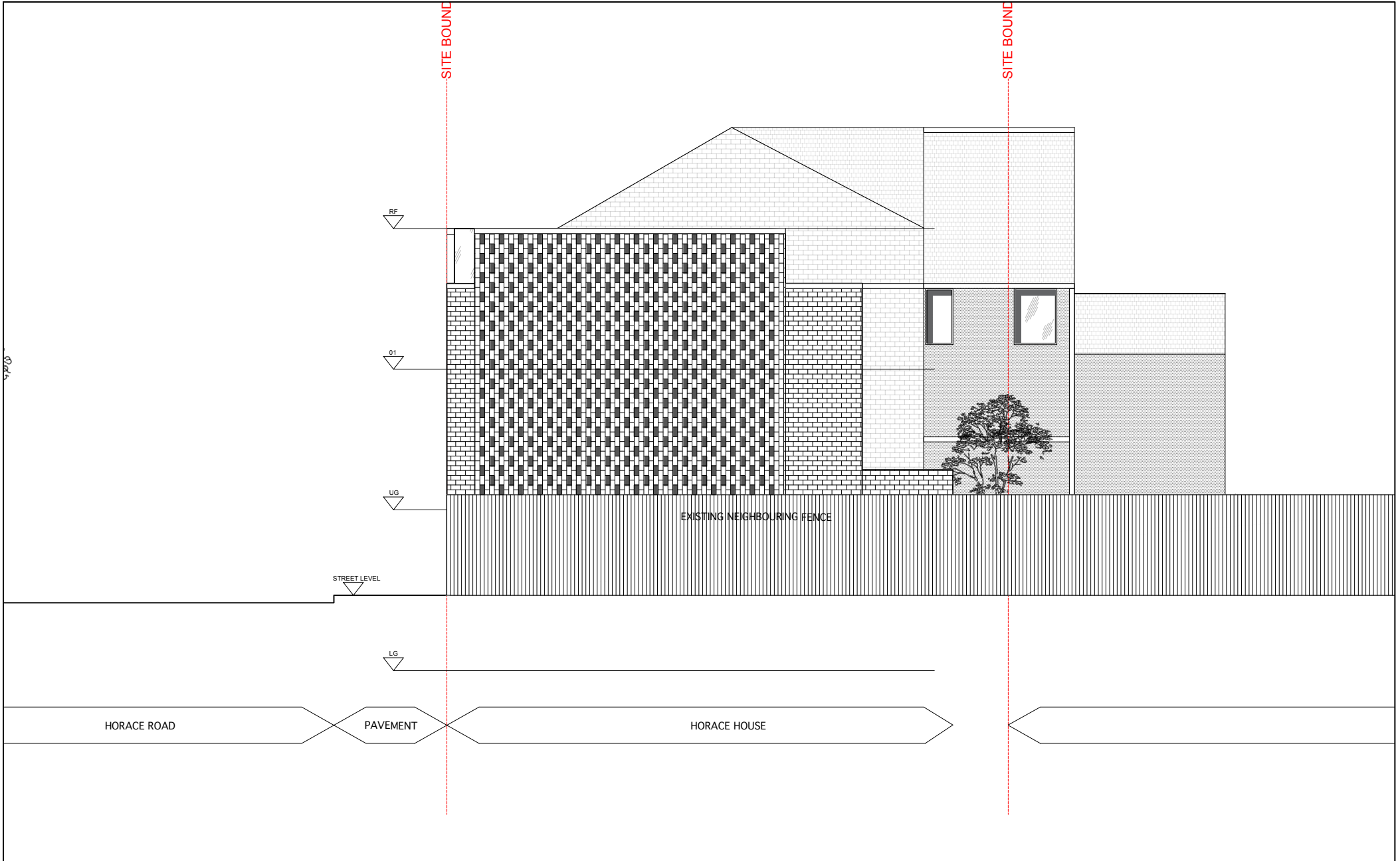


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| Project | | Horace Road E7 ODL | |
| Drawing Title | Proposed East Elevation | Drawing Number | P_EE1 |
| Scale | 1:100 | Date | 23/10/2023 |

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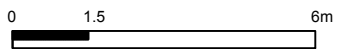
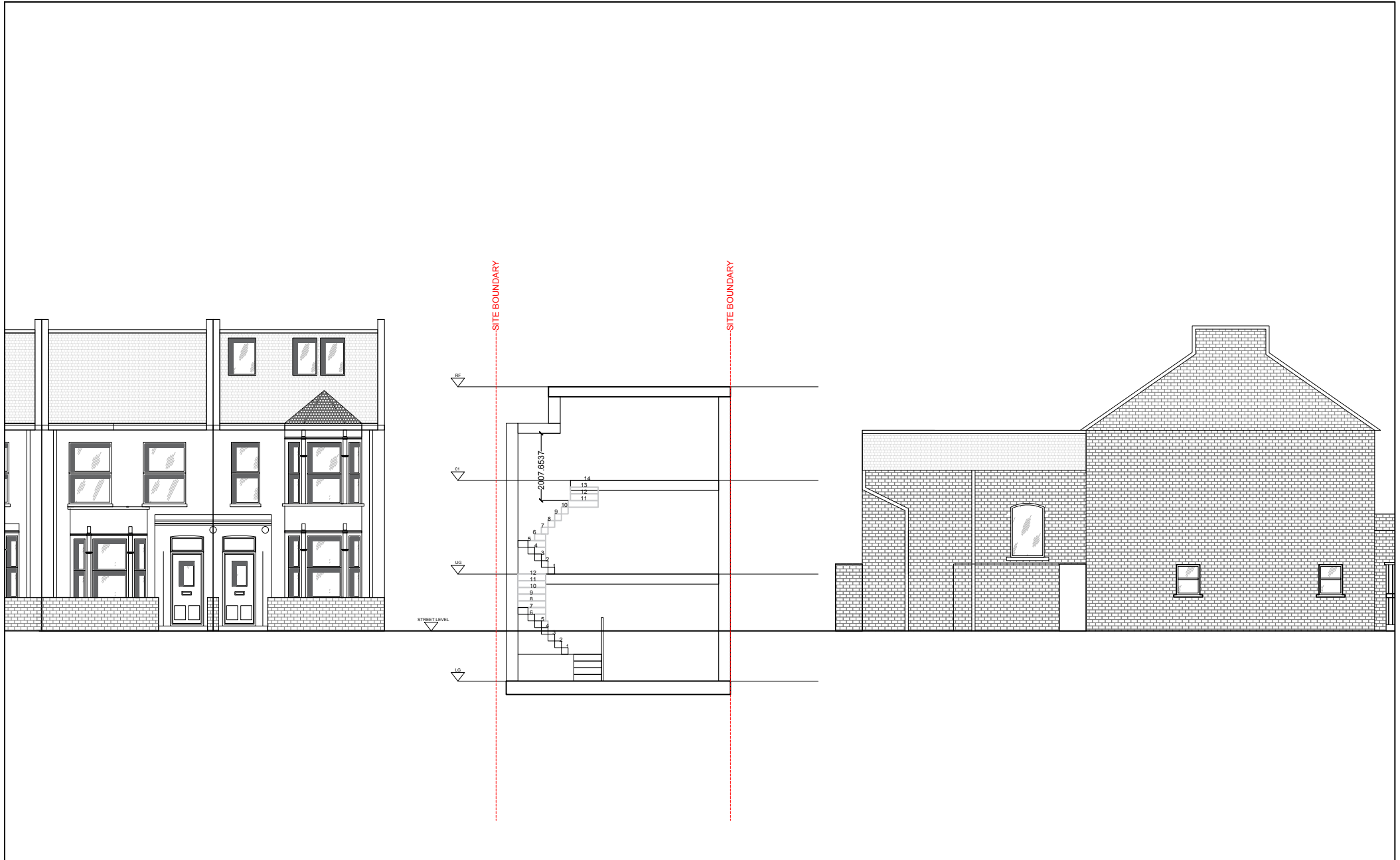


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| Project | | Horace Road E7 ODL | |
| Drawing Title | Proposed West Elevation | Drawing Number | P_WE |
| Scale | 1:100 | Date | 23/10/2023 |

Notes

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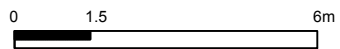
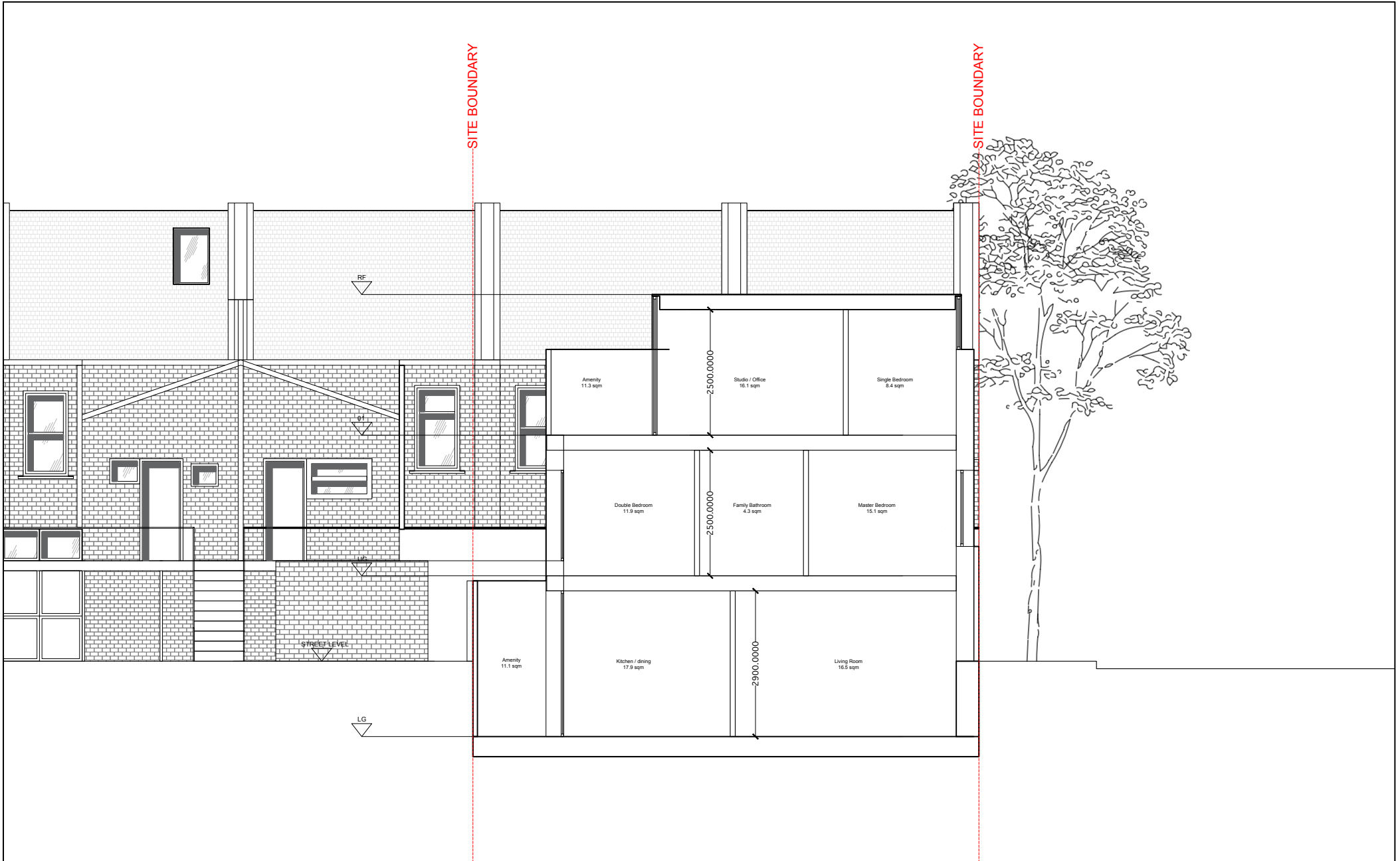
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| Project | | Horace Road E7 ODL | |
| Drawing Title | Proposed Short Section | Drawing Number | P_SS1 |
| Scale | 1:150 | Date | 23/10/2023 |

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| Project | | Horace Road E7 ODL | |
| Drawing Title | Proposed Long Section | Drawing Number | P_SAA |
| Scale | 1:100 | Date | 23/10/2023 |

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