

By Portal

Ms Alissa Fawcett
London Borough of Barnet,
2 Bristol Avenue,
Colindale,
NW9 4EW



113 The Timberyard
Drysdale Street
London N1 6ND

19th February 2024

Dear Ms Fawcett,

Land at the rear of The Bobath Centre, 250 East End Road, London, N2 8AU
Section 73 Application for Amendment to 21/2602/FUL - Ref: PP-12818329

On behalf of our client, Manak Homes, we hereby enclose an application for approval of a material minor amendment (s73) to planning permission ref: 21/2602/FUL.

Background

As you will be aware, planning permission was granted by the London Borough of Barnet on 19th December 2022 for the following,

“Construction of a three-storey building, plus rooms in roof, comprising 25 no. self-contained residential units (Use Class C3), with associated plant, car parking, cycle parking, refuse stores, hard and soft landscaping and associated works.”

This application was originally submitted in 2021, following which the applicant has taken the opportunity to review the scheme and identified a number of areas where they feel some minor design changes will lead to quality benefits to the scheme. Some of these were recently approved via a Non-Material Amendment (NMA) application, reference 23/3838/NMA. This proposal seeks approval for some of the changes which were considered material.

Summary of Changes

This Section 73 application seeks to secure approval for a number of minor amendments, working within the parameters of the permitted scheme. The amendments made to the previously approved application have been undertaken in order to rationalise and improve the interior layouts of the third floor flats by adding rooflights within the pitched roof and to increase the size of the private amenity terraces on level 03.

Submitted with the application is a Design Statement which details the amendments in full. But just to highlight, the main changes are as follows.

1. Rooflights added within the pitched roof at Level 03 to create better quality residential accommodation.
2. Privacy screening added to separate external amenity areas between the flats.
3. Layout of residential accommodation revised to improve quality of the space.
4. Terraces (level 03) revised and area increased to improve layouts and facilitate drainage.
5. Position of the approved lightwell in the Green Roof revised and two new lightwells added to improve the daylighting to the bedrooms below.
6. Roof shape revised to create better quality accommodation.
7. Lift overrun added.
8. Smoke shaft overrun added.
9. Balcony position amended to serve living room instead of bedroom.
10. Addition of two new windows on the South-East Facade.
11. General window amendments – Variation in sizes.
12. Edge Protection to AOV added.

We consider that the proposed changes are acceptable in planning terms and trust that the London Borough of Barent is able to accept the submitted drawings as amendments to the current planning permission.

We understand the application might be subject to a Section 106 Obligation. We can confirm that if this is the case, the applicant is willing to meet the LBWF's reasonable costs in drafting the s106 agreement. Their solicitor is Surinder manak who can be contacted on [REDACTED]

Accordingly, we hereby enclose copies of the following as part of this submission for information:

- 1) Application and CIL Forms
- 2) Application Drawings
- 3) Design Statement (which details the changes)
- 4) Application Fee of £293 (plus £64 service charge)

We trust the enclosed application is in order, however, please do not hesitate to contact us should you have any queries.

Yours sincerely

[REDACTED]
Tim Gaskell
CMA Planning

Enc. as above