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Your ref: 22/1025/FUL
Our ref: Eton House

Jeremy Maclsaac
London Borough of Richmond upon Thames
Planning Enquiries (Development Control)
2nd Floor Civic Centre
Twickenham
TW1 3BZ

20 June 2024

Dear Jeremy,

SECTION 73 APPLICATION FOR VARIATION OF CONDITION U0137851 (APPROVED PLANS) OF PLANNING PERMISSION REF: 22/1025/FUL – ETON HOUSE, RICHMOND

On behalf of BGF4 (Eton House) LLP (the Applicant), we are instructed to submit a minor material amendment application under Section 73 of the Town and Country Planning Act (1990) to amend the approved drawings listed within Condition U0137851 (Approved Plans) pursuant to planning permission ref: 22/1025/FUL (the 'Original Consent').

The description of the proposed development is:

'Section 73 application to vary Condition U0137851 (Approved Plans) of planning permission 22/1025/FUL to allow for minor changes to elevational treatment, detailing at basement/ground/roof floors, gate design, additional smoke extract and reconfiguration of internal layouts'

A detailed explanation of the proposals and the justification for them can be found below.

In support of this application, please find enclosed the following:

- **Application Form**, prepared by Carter Jonas;
- **Cover Letter (this document)**, prepared by Carter Jonas;
- **Visuals Pack**, prepared by Darling Associates Architects;
- **Drawings**, prepared by Darling Associates Architects;

Payment of the planning application fee will be made via the Planning Portal.

Background

Planning permission was granted on 8th September 2022 by London Borough of Richmond upon Thames (the Council) under reference 22/1025/FUL to alter and extend the existing office building at Eton House to provide an additional Class E office space. The description of development was:

"Alterations and extension to the existing office building to provide an additional Class E office space, including erection of an infill extension and amenity terrace on the 4th floor with associated plant above. Reduction of car parking spaces from 50 to 30, including provision of 2 accessible bays, provision of 42 cycle spaces and provision of gym with associated changing rooms and showers. Changes to servicing arrangements. New cladding/glazing to exterior of building, provision of hard and soft landscaping, including ground floor amenity/ garden space with privacy screening."

As the construction process has commenced, a number of on-site surveys have been undertaken and the requirement for design changes to the approved layout has been identified. These amendments are considered minor in the context of the approved development.

Proposed Amendments

The proposed amendments do not change the design rationale of the approved development scheme, and simply modify elevational treatments, gate design, and detailing at basement/ground/roof levels to address buildability constraints following detailed surveys on-site and to enhance visual appearance.

Amendments have been made to the wall position and corner pier on the south elevation to match the existing structure and boundary line following detailed survey. The number of fins has been reduced due to buildability constraints and minimise visual cluttering.

On the basis of the gate study undertaken, the car parking entrance gate has been remodelled to improve accessibility for waste management vehicles and cyclists.

After discussions with fire engineers, an additional door is required to the ground floor western elevation to serve as an additional means of escape, alongside door widening, removal of internal door and lobby to improve circulation and achieve fire safety requirements. An additional basement louvred screen and ground floor smoke extract is introduced to achieve smoke ventilation requirements. A Louvred screen is added to the plant room to satisfy acoustic requirements.

The ground floor podium has been widened following detailed street levels survey, together with stair width realignment, to allow for compliant wheelchair ramp. The door opening at top floor has been redirected to enable accessible access to terrace. Columns at disabled parking areas have been repositioned to allow better parking space provision.

To improve maintenance access, primary and secondary telecom rooms have been relocated, together with the changes of level 3 glazed panels to glazed doors.

Figures 1 and 2 below indicate the proposed amendments will be minor in nature, and do not change the overall design intent and character of the building.



Figure 1: East Elevation – As Consented



Figure 2: East Elevation – As Proposed

Section 73 Amendment

Section 73 of the Town and Country Planning Act 1990 makes provision for minor amendments to be made by varying or removing conditions associated with a planning permission.

The Planning Policy Guidance (PPG) confirms that there is no statutory limit on the degree of change permissible to conditions under Section 73, but the change must only relate to conditions and not to the operative part of the permission.

In this instance, the proposed amendments will be minor in the context of the overall development scheme and do not relate to the operative part of the permission.

For ease of comparison, the following table sets out the original drawings that require amendments and those that will replace them (in red):

	Approved Drawing Reference under 2022 Permission (LPA Ref: 22/1025/FUL)	Proposed Drawing Reference
Proposed Basement Plan	ETN-DAA-XX-B1-DR-A-(PL)031B1_P02	ETN-DAA-XX-B1-DR-A-(PL)031B1_P03
Proposed Ground Floor Plan	ETN-DAA-XX-00-DR-A-(PL)03100_P04	ETN-DAA-XX-00-DR-A-(PL)03100_P05
Proposed First Floor Plan	ETN-DAA-XX-01-DR-A-(PL)03101_P02	ETN-DAA-XX-01-DR-A-(PL)03101_P03
Proposed Second Floor Plan	ETN-DAA-XX-02-DR-A-(PL)03102_P02	ETN-DAA-XX-02-DR-A-(PL)03102_P03
Proposed Third Floor Plan	ETN-DAA-XX-03-DR-A-(PL)03103_P02	ETN-DAA-XX-03-DR-A-(PL)03103_P03

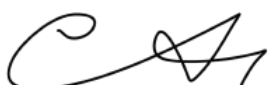
Proposed Fourth Floor Plan	ETN-DAA-XX-04-DR-A-(PL)03104_P03	ETN-DAA-XX-04-DR-A-(PL)03104_P04
Proposed Roof Plant Plan	ETN-DAA-XX-05-DR-A-(PL)03105_P02	ETN-DAA-XX-05-DR-A-(PL)03105_P03
Proposed East Elevation	ETN-DAA-XX-ZZ-DR-A-(PL)03201_P03	ETN-DAA-XX-ZZ-DR-A-(PL)03201_P04
Proposed South Elevation	ETN-DAA-XX-ZZ-DR-A-(PL)03202_P03	ETN-DAA-XX-ZZ-DR-A-(PL)03202_P04
Proposed West Elevation	ETN-DAA-XX-ZZ-DR-A-(PL)03203_P02	ETN-DAA-XX-ZZ-DR-A-(PL)03203_P03
Proposed North Elevation	ETN-DAA-XX-ZZ-DR-A-(PL)03205_P01	ETN-DAA-XX-ZZ-DR-A-(PL)03205_P02

Summary

The proposed minor amendments are required to address buildability constraints identified during construction phase. The proposed changes will also improve circulation and accessibility of the building to achieve an inclusive design, meet health and safety standards and contribute to the Council’s Vision for a healthy and caring community.

Should you require any further information to assist please do not hesitate to contact me and my colleague Christopher Collett (christopher.collett@carterjonas.co.uk).

Yours sincerely



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Graduate Planner

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