

111 Frogmal
London
NW3 6XR

8 February 2024

Dear Mr Alex Kresovic,

SUBJECT: 111 FROGMAL
VARIATION OF CONDITION 2 AND REMOVAL OF CONDITION 4 WITH INFORMATION
PROVIDED.

Please find attached to this cover letter relating to LBC (2021/3075/L), for variation of condition 2 to cover minor amendments to approved plans at 111 Frogmal, and provision of necessary details to fulfil condition 4 of the granted LBC.

Variation of Condition 2

In summary, the amendments, have zero impact on floor area, and relate to: small layout changes (to new walls only), small changes to dormer windows, addition of balustrade for safety, and use of historic lime render instead of previously proposed wall tiles, and minor changes to approved landscaping plans. Sustainability improvements have also been added including pod point electric charger and solar panels on the flat roof, which will ensure the house is both sustainable and positively impacts the environment.

Amendments covered under this variation of condition are listed as follows and marked and labelled with the corresponding codes on the drawings:

A1: slight change to approved internal south staircase (straight run instead of winding)
A2: slight change to approved under stair storage beneath the south stair to under stair wet room
A3: minor change to layout of approved Master bathroom
A4: addition of shower cubicle into approved bathroom
A5: small layout change to living area
A6: minor amendment to approved front dormer window
A7: minor amendment to approved gabled dormer window
A8: addition of transom bars to sash on rear elevation
A9: timber terrace balustrades for safety and building control
A10: inclusion of lime render finish (not tiles)
A11: Minor amendment to approved rear landscaping from application 2022/1202/P including small size reduction of the natural swimming pool, and solar panels on flat roof.
A12: front landscaping to include a wall mounted Podpoint electric charging port
A13: minor amendment to material of rear extension fascia to powder coated metal to match the glazing frames.

This section 19 application seeks to apply for a minor material amendment to vary condition 2 of the reference 2021/3075/L.

Condition 4 removal, with compliance to new condition 2 drawings

Details of new windows and doors are provided in the new condition 2 drawing pack, and as such condition 4a can now be removed. In addition, there will no longer be any new face brickwork or new facing materials on the house nor tiled wall finish to the rear courtyard elevation walls as all the exterior walls will now be completed in historic lime plaster finish. Historic reclaimed roof tiles used have already been fitted, match the historic ones and have seen on site by officers on site.

Specification of the powder coated aluminium fascia of the approved extension are attached. As such the application condition 4c and 4d can be removed as they are no longer necessary, instead requiring compliance with additional information provided in the condition 2 drawings.

If you have any questions regarding the drawings or applications please do revert to me when convenient.

Many Thanks,

Zoe