

## Planning Statement for Amendment to Approved Drawing

**Site Address:** 48a Wicklow Street, London WC1X 9LJ

**Application Reference:** 2021/0562/P

**Date:** 20/05/2025

This statement is submitted in support of a **Removal/Variation of a Condition (Section 73)** to the approved planning drawings for the above-referenced development. The proposed revisions concern the form of the ground floor and the specification of external materials. Details and justifications are set out below:

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### 1. Retention of Ground Floor Form Without Setback

The proposed variation seeks to retain the originally constructed form of the ground floor, removing the previously proposed setback. This revision is necessary to **preserve the structural integrity** of the building and ensure construction feasibility. The retention provides a more robust and efficient structural solution, reducing the need for complex transitional detailing between the ground and upper floors. The adjustment does not significantly alter the scale or visual impact of the development and remains in keeping with the approved form.

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### 2. Change in External Materials

It is proposed to revise the external material palette to feature **black render at the ground floor** and **brown zinc cladding on the first and second floor primary elevation**. This change is primarily driven by the need to **reduce material costs and improve overall scheme viability**, while still maintaining a high-quality contemporary appearance. Brown Zinc offers a durable and modern finish, while the black render provides a bold, grounded base that contributes positively to the architectural character of the building. The simplified material specification will facilitate more cost-effective construction without compromising the design integrity and allows the scheme as a whole to be built in a cost-effective manner.

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The proposed amendments are modest in nature and do not result in any material harm to neighbouring amenities or the overall appearance of the development. We therefore request that these changes be considered as a Removal/Variation of a Condition (Section 73) to the original permission.