

17.07.2013

For the attention of Planning Officer Jenna Litherland  
Planning Services  
Camden Town Hall  
Argyle Street  
London  
WCTH 8EQ



Dear Jenna,

**Re :** Application for Variation of a Condition following grant of planning permission (Ref: 2011/5122/P) for the proposed development at:

**Address:** Site to the corner of Greater London House, Hampstead Road, London, NW1 7QY.

Further to our recent meeting and email correspondence, please find enclosed an application for the Variation of a Condition Following Grant of Planning Permission (Ref: 2011/5122/P) for the above named project as discussed.

This application is for the Variation of Condition 2. The other Conditions will be dealt with under a separate application. The package includes:

- The original and three copies of the Application Form
- The original and three copies of the proposed drawings:
  - 1288-P02-01
  - 1288-P03-00
  - 1288-P03-01
  - 1288-P04-03
- An application fee cheque of £195.00
- Four copies of Appendix A - GVA Rights of Light Study.

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Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans: 1288-E01-00-P1; 1288-E01-01-P1; 1288-E02-00-P1; 1288-E03-00-P1; 1288-P02-00-P1; 1288-P02-01-P1; 1288-P02-02-P1; 1288-P03-00-P1; 1288-P03-01-P1; 1288-P03-02-P1; 1288-P04-01-P1; 1288-P04-02-P1; Design & Access Statement by Vivendi Architects; Arboricultural Report by Andrew Day Arboricultural Consultancy dated 04/11/11; Site Investigations Report ref C12464 by Ground Engineering Limited.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Following the planning approval it came to light that we had minor Rights of Light issues with two properties at Mornington Crescent. Both properties suffered minor infringements of Rights of Light but these are actionable in a court of law.

The property which suffers the greatest impact has agreed to a financial settlement the Deeds of which are now with solicitors.

The property which is marginally affected is not prepared to enter into negotiations despite a very generous offer by our Client. As such, we have amended our building based on a Right of Light analysis by GVA Surveyors (see Appendix A).

Further to our meeting on 16<sup>th</sup> of May, we now enclose the revised elevations/first floor plan in line with the Right of Light Report. We believe the current proposals maintain the original architectural merits of the previously approved scheme whilst introducing a new roof terrace at 1<sup>st</sup> floor level with a 1.7m high opaque glass balustrade enclosure so as to provide privacy whilst avoiding any Rights of Light issues.

Thank you for your help and guidance regarding this project. Should you require further information please do not hesitate to contact me.

Yours sincerely

George Kythreos

