

## ALTERNATIVE DESIGNS

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DESIGN CONSULTANTS  
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PROJECT MANAGEMENT

London Borough of Camden  
Regeneration and Planning Development Management  
Town Hall  
Judd Street  
London  
WC1H 8ND

19<sup>th</sup> Jan 2015

Dear Sirs

Re: full planning permission ref:2014/3321/P 26 and 26A Delancey Street NW1 7NH

We act as project managers for the owners of the above property. It is intended to commence work on site in the next month. However there is one small area of concern with the approved proposal, and this relates to the proposed ground floor extension at the rear of the property. The problem is caused by the existing closet protrusion which will result in this area of the extension being of little practical benefit as can clearly be seen on the attached approved layout drawing.

My clients have looked at the feasibility of demolishing the existing closet protrusion to solve the problem but this has proved to be impractical due to the different floor levels and also prohibitively expensive.

We would therefore ask you to consider allowing the new rear wall of the extension to be moved outwards by around 700mm maximum as shown on the attached drawing.

This modification, apart from the increased depth would have no other changes to the approved drawing apart from eliminating the narrow balcony at present formed by the lower ground floor extension. We would imagine that the omission of the balcony would be welcomed by both neighbours as it would give them more privacy.

The change in depth would have no impact on the views of the extension from the public realm.

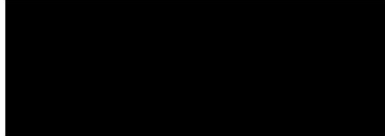
Should you feel that number 28 Delancey street would suffer by way of a tunnelling effect it would be possible to introduce some narrow vertical bow slit style windows with obscure glass to help negate this effect.

The existing rear extension to number 24 Delancey street is already served by a large window and they have planted a series of tall Birch trees against the boundary with no 26, so we do not feel that this proposed increase in depth will have impact on this property.

We trust this modification can be treated as a minor amendment to the approved planning permission, and look forward to receiving your feedback as to whether or not you feel that this is an acceptable solution to our client's dilemma.

We await your response.

Yours sincerely

A large black rectangular box used to redact the signature of P R Webber.

P R Webber