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23rd January 2015

RE: 120 Gloucester Avenue, London NW1

Dear Sir or Madam,

We, Cousins & Cousins Architects, have been instructed by the owners of 120 Gloucester Avenue to apply for planning permission for alterations to the above property.

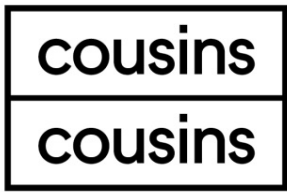
The proposed alterations include the demolition of existing decking area and removal of a door, small portion of wall and window at the rear of the property, to allow for the construction of a new Dining Room Pod with roof light. In addition the front Light Well wall line will be brought forward as indicated on the associated drawings included in this submission.

The proposed development also includes minor alterations to the existing internal arrangement. These works do not require planning permission.

The application is accompanied by the following documents:

- A Design & Access statement
- A set of existing and proposed plans, sections and elevations.

Pre-planning advice was obtained prior to this application being made (Planning Ref: 2014/6822/PRE). A full copy of the Council's pre-application advice is attached as Appendix B in the accompanying Design & Access statement.



As the proposed alterations do not constitute the creation of 100sqm or more of gross internal floor space, the Community Infrastructure Levy is not applicable.

As a householder application, the fee for this application is £172.

We trust the above information satisfies the validation requirements. However, if you have any queries please do not hesitate to contact me (020 7482 4009 or richard@cousinsandcousins.com).

Yours Faithfully,

Richard Penman
Architectural Assistant