



Charles Thuaire  
Planning Officer  
5th floor, Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8EQ

ABA ref : 2214\_ Cover Letter\_150814

14 August 2015

Dear Mr Thuaire,

**Re: 28 Belsize Lane, London, NW3 5AB  
Application for removal or variation of a condition following the grant of planning  
permission 2014/4163/P**

On behalf of our client, Vivien Bradley, please find enclosed an application for removal or variation of condition 04 in relation to the approved scheme at 28 Belsize Lane, NW3 5AB.

The application includes the following information;

- completed and dated application form
- Application fee
- Drawing issue sheet set out indicating approved drawings and proposed drawings
- Approved drawings
- Proposed drawings to show the revised scheme as explained below (4 sheets);

**Description of Planning Condition 04**

Planning condition 04 is to be read in the context of the substantive planning approval reference 2010/3112/P. The condition exists as follows:

*The proposed two 1st floor windows on the east side wall and the proposed two 1st floor bedroom windows and 2nd floor study window on the west side wall shall be obscure glazed and fixed shut below a point 1.7m high above finished floor level prior to first occupation of the house; they shall be permanently retained and maintained as such thereafter.*

*Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.*

## **Description of changes to Planning Condition 04**

The proposed two 1<sup>st</sup> floor windows on the east side wall are master bedroom en-suite windows. This room requires natural ventilation and therefore we propose to amend these windows to be openable. We propose a tilt only window with obscured glass to window W\_F09\_02. The second window, W\_F09\_01, is to the WC room where a greater free-area for ventilation could be achieved from a tilt and turn window. We wish to propose a tilt and turn, full-height obscured glass unit with a restrictor to restrict the angle the window opens and therefore avoid overlooking concerns.

The two 1<sup>st</sup> floor windows to the west side are to an en-suite bathroom and study room. These rooms require natural ventilation and therefore we wish these windows to be openable. Due to the increased requirement for ventilation to the en-suite, we wish to propose a tilt and turn window with full height obscured glass (W\_F04\_02) with a restrictor to avoid overlooking concerns. We wish to propose the window to the study room as a tilt only full height obscured glass unit (W\_F05\_02).

The 2<sup>nd</sup> floor window to the bedroom is proposed as a tilt only full height obscured glass unit (S\_04\_02).

The following schedule outlines all window changes proposed.

1. W\_F09\_01 – WC Room – Tilt & turn, obscured glass with turn restrictor
2. W\_F09\_02 – Master En-suite – Tilt only, obscured glass
3. W\_F04\_02 – Bedroom 3 En-suite – Tilt & turn, obscured glass with turn restrictor
4. W\_F05\_02 – Study – Tilt only, obscured glass
5. W\_S04\_02 – Bedroom 5 – Tilt only obscured glass.

Please refer to the following drawings for specific locations of windows:

2214\_0001 Location Plan\_R2  
2214\_0113 First Floor Plan\_R2  
2214\_0114 Second Floor Plan\_R2  
2214\_0212 Elevation East\_R4  
2214\_0214 Elevation West\_R3

ABA trust that the enclosed encompasses all of the information necessary for our application to be accepted and duly considered, but please do contact the undersigned should you require any further information.

We look forward to hearing from you further.

Yours sincerely



Ross McDonald  
For Alison Brooks Architects