

19<sup>th</sup> October 2015

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Dear Gavin

**Arthur West House, 79 Fitzjohn's Avenue, London NW3 6PA  
(Application Ref: 2014/7851/P)**

**Section 73 of the TCPA 1990: Application to vary planning permission.**

In relation to the above and further to my email of 12<sup>th</sup> October 2015 we submit an application under Section 73 in order to secure a series of minor material amendments to the internal planning and external appearance of the buildings approved under planning permission 2014/7851/P.

As you are aware Alex McDougall was the case officer on this project and hence addressing the application to you in the first instance. We trust that you will pass the application onto someone in your team and brief the chosen officer accordingly.

The proposed amendments have resulted from further detailed consultations with the likes of EDF and in response to more detailed internal planning and detailed design development.

The amendments may be summarised as follows:

- A reduction in the number of units from 33 to 29. All GIA/ NIA floorspaces remain the same and the allocation of space between residential and communal floorspace remains as per the original permission. In response to more detailed internal space planning, however the units at floor level 2 have been reduced from 6 to 5; at level 3 from 6 to 4 and at level 4 from 3 to 2 units (an overall reduction of 4 units).
- The number of car parking spaces at basement level has been

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reduced from 33 to 29 cars in response to the reduction in unit numbers.

- The number of windows in the rear facade have been reduced in response to consultations with neighbours and concerns in relation overlooking and in response to the internal layout changes.
- The substation, which was originally incorporated into the basement has been moved to the ground floor in response to EDF comments. This move has resulted in consequential changes to the ground floor elevation in order to provide the required EDF access.
- The introduction of an internal pool exhaust. This has been enclosed within the building. It has, however been necessary to terminate it at roof level.
- The introduction of rainwater pipes for the lower roofs of each building. These were omitted from the original drawings. As will be appreciated, however they are necessary and given the inclusion of the site in a Conservation Area they have been included on the drawings.
- The cycle store is relocated within the lower ground floor and increased in size order to accommodate 37 bikes in line with planning policy.
- The bin store is relocated and re-planned at lower ground floor level.

In pursuit of the above we submit, via the planning portal:

- A Design and Access Statement, which explains the various changes / refinements that have been made to the approved scheme.
- The replacement application drawings (proposed), as follows:
  - 276/4221c
  - 276/4222c
  - 276/4223e
  - 276/4224c
  - 276/4225f
  - 276/4226c
  - 276/4227c
  - 276/4227e

- 276/4260d
- 276/4261e
- 276/4262d
- 276/4263a
- 276/4296d
- 276/4298d

As a result of this submission we would anticipate condition 2 of the planning permission to be updated accordingly.

We hope the above and the attached are sufficient for your purposes. Please do not hesitate to contact me if you require anything further.

Yours sincerely

For Tibbalds Planning and Urban Design

A handwritten signature in black ink, appearing to read 'Jennifer Ross', with a large, sweeping flourish underneath.

Jennifer Ross  
Director

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enc

cc

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