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**Future Planning and Development**  
**Town Planning Consultancy**

15 January 2016

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Dear Tessa

**Planning Application under Section 73 of the Town and Country Planning Act 1990 for a Variation of Condition 16 (Approved Plans) of 2015/5628/P at 9 Grafton Road, London, NW5 3DX**

Future Planning and Development provide planning advice to our clients Mr James Lowery & Ms Carly Nuzbach in respect of 9 Grafton Road, London, NW5 3DX.

On behalf of our client we are pleased to enclose an application under Section 73 of the Town and Country Planning Act 1990 to vary Condition 3 which lists the plans approved relating to planning permission 2015/5628/P.

The planning application comprises the following:

- i) Section 73 Application Forms and Certificates of Ownership
- ii) Site Location Plan and Block Plan (15.02.11D)
- iii) Existing and Proposed Plans, Section & Elevations (15.02.10E)
- iv) Proposed South East Elevation 1:50 (15.02)
- v) Planning, Design and Access Statement (Future PD)

This application is entitled to a 'free go' under Regulation 8 of the Town and Country Planning Fee Regulations 2012 as it is submitted within 1 year of the grant of planning permission (explained in paragraph 40 of the Planning Practice Guidance: Fees for Planning Applications).

As the proposal is under the requisite threshold of 100m<sup>2</sup>, no Community Infrastructure Levy (CIL) payment is required with this application.

There are two minor amendments to the approved plans. The first amendment seeks permission to increase the depth of the first floor extension by 430mm, creating an additional 1.09m<sup>2</sup> of internal floorspace. Although minor, this incremental change will significantly improve the functionality of the room. The second amendment seeks permission to insert a narrow full length window (using obscured glazing) on the southern facing elevation of the first floor extension. This will improve the amount of natural daylight to the house. These proposals are explained in full in the supporting Planning, Design & Access Statement.

We look forward to your written confirmation that the application is validated. Should you have any queries, or require any further information, please give me a call on 07739 642777.

Yours sincerely



Garry Hutchinson MRTPI