

STATEMENT FOR VARIATION TO CONDITION 3 OF PLANNING CONSENT
REFERENCE 2014/6219/P - DATED 7TH JANUARY 2015
IN RELATION TO 96 GLOUCESTER AVEUE, LONDON NW1 8HX

Within the original consent, referred to above, alterations to the front parapets was approved. You will see from the photographs in appendix A that there is no consistent street scene, with regards to parapet height or materials used, and therefore this was not a contentious issue when consent was previously given. However, subsequent to consent being granted, my clients have altered their proposals in relation to the front parapet, as was previously shown on drawing no. 5709-03. The alterations include for reducing the height of the brickwork section of parapet and infilling, up to the height agreed in the approved drawing, with obscured glass balustrading. This provides additional natural lighting into the top bedroom.

The height of the glass will be at the same height as the parapet, on the adjacent property. There are also, for example, lowered brickwork parapets at No. 92, 135, 137 and 139 Gloucester Avenue.

An additional terrace door is proposed, although, again, due to the fact that there is no discernible pattern to the terraces on the street we believe this to be a minor amendment.

To summarise, the application is to vary the condition no. 3 with regards to drawing no. 5709-03 and specifically the height and materials used for the parapet and the addition of a further terrace door. As outlined above, we believe that this is in accordance with the planning policy in so far as it does not have an adverse effect on the street scene due to the ad hoc nature of the parapets and different styles and materials used and, as such, do not see this as a contentious variation under planning policy.

APPENDIX A



Front Parapet at 92 and 94 Gloucester Avenue

96 Gloucester Avenue, London NW1 8HX



Front Parapet Street Scene at Gloucester Avenue

96 Gloucester Avenue, London NW1 8HX



Front Parapet Street Scene at Gloucester Avenue