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Variation of Condition for approved rear extension

19<sup>th</sup> October, 2016.



This removal of a condition application relates to two minor changes to the planning approval 2015/5979/P.

Firstly we wish to insert sliding doors into the side elevation of the approved rear extension. There is an existing boundary fence which is 2.1m high between this property and the neighbouring property, and it is proposed to retain that fence as existing. It would therefore not impact on the amenity or privacy of the neighbouring property to have these sliding doors, and it will brighten the extension considerably, allowing much more natural light to enter the space.

Secondly we wish to finish the new extension with a white render externally. This is so that the new construction brightens the appearance of the amenity space which, seen in the photograph on the previous page. It is also then proposed to build a new white render boundary wall between the two sections of garden for this property in place of the fence shown in the photograph, thus making the space brighter and cleaner despite the site constraints.

Both the neighbouring properties have rear additions which have a render finish, No 75 has a white render ground floor extension, and No 71 has a light grey render rear addition.



White render extension at No 75



Grey render addition at No 71

Given the materials already used in the immediate vicinity, it is logical for the new rear extension at No73 to be similar. It is proposed that the use of white render will significantly brighten and neaten the otherwise tired looking area and maximise the light in the shaded space similar to these following examples;



The extension remains the same size and shape as that which was approved, and retains the access stair and railings to the terrace above in the same location as that which was approved.