

Planning and Built Environment  
London Borough of Camden  
2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London WC1H 9JE

**Date:** 14th November 2016

**Ref:** 1 Ardwick Road, London, NW2 2BX

FAO John Diver,

**Project:** 1 Ardwick Road, London, NW2 2BX  
**Planning Portal Reference:** PP-05569234

Dear Mr. Diver,

This letter accompanies the Application for variation of a condition no.3 of approved application 2015/3136/P approved on 22nd June 2016.

An Application for variation of condition no. 3 (refers to approved proposed drawings) was already submitted on the planning portal on 1st November 2016 which including changes to the existing facade comprising alignment of the rear wall, re-location of existing windows and re-positioning of roof skylight.

As described fully on the application forms the proposed changes improved the overall appearance of the existing building, improve buildability whilst minimising health and safety concerns and improved the daylight conditions of the proposed spaces internally.

Additional layout changes are now also proposed to further enhance the layouts and daylight conditions. The new proposed changes to the internal layout are:

- Location of bedrooms closer to the façade, which allows better daylight conditions and natural ventilation.

- Relocation of common stairs to enable a clearer and more functional arrangement of the flats internally with improved circulation spaces throughout the common spaces and within the flats.
- New mezzanine above living space on flat 7, which provides some more additional space whilst maintaining ample head-room in the living room below. A rooflight above the mezzanine is proposed to maintain good daylight conditions internally.

The new proposed internal layouts maintain the same offer of flats and bedrooms as the previous approved scheme and follows the same principles described on the previous 'Design and Access Statement (May 2015)' submitted by MDC Architects with regards to access and possible provision to lifetime home requirements where possible.

The gross internal floor areas will remain the same as previously with only the addition of the mezzanine on flat 7 which is circa 10m<sup>2</sup> extra.

It is concluded that the new proposed internal layouts will preserve the same principles as the previous approved scheme, but also improve the habitable conditions of the flats with regards to daylight, circulation and spacial arrangement. As noted above and in the S73 application, the small changes proposed to the existing elevation are limited and help to enhance the appearance of the existing building.

If you have any queries, please contact Dimitris Argyros on the above contact details.

Kind regards,

A handwritten signature in black ink, appearing to read 'Argyros', with a long horizontal flourish extending to the right.

Dimitris Argyros