

20 January 2017

The Planning Department
5th Floor Town Hall Extension
Argyle Street
WC1H 8EQ

Dear Sir or Madam

Planning Application Ref: 2014/7750/P

Please find enclosed an *application for variation of a condition following grant of planning permission* for the application referred to above. We wish to make minor changes to the proposed design, including rearrangement of the proposed private open space, to ensure that the proposals make best use of the garden. The proposals marginally increase the private open space and divide it between two courtyard gardens to the east and west of the proposed extension forming two outdoors rooms and improving the connection between all parts of the extension and the gardens.

In addition to the improved use of open space in the design, the proposals will have a lesser impact on the neighbouring properties, in particular 53 Vicars Road with which the property shares a party wall. The height of the existing garden wall will be retained rather than raised (as in the proposal for which planning permission has been granted) allowing a greater penetration of sunlight and daylight into the garden which the neighbours agree is a lesser impact on their property. The proposals have been discussed with our neighbours at number 53 and a letter can be provided confirming that they are happy with our modified proposals if required.

Please note that during the determination period of the original application, the planning officer requested that the design of the east elevation include an integrated planter to allow the mass of the extension to be concealed from the street. This has been retained in these new proposals.

The condition to which this application relates is condition 3, the wording of which states:

The development hereby permitted shall be carried out in accordance with the following approved plans:

19020 Rev PL2; 19001 Rev PL2; 19022 Rev PL2; 19021 Rev PL1; 19000 Rev PL1; 19013 Rev PL1; 10000 PL1A; 19011 Rev PL1; 19010 Rev PL1; 11022 Rev PL1; 11021 Rev PL1; 11020 Rev PL1; 11013 Rev PL1; 11012 Rev PL1; 11011 Rev PL1; 11010 Rev PL1; 11001 Rev PL1; 11000 Rev PL1 dated October 2014.

We propose that the wording of the condition is modified to reflect the updated drawing revisions as follows. (Please note that section BB has been removed as it is no longer helpful to describe the proposals.)

The development hereby permitted shall be carried out in accordance with the following approved plans:

RICK MATHER ARCHITECTS

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*19020 Rev PL3; 19001 Rev PL3; 19022 Rev PL3; 19021 Rev PL3; 19000 Rev PL3; 19013 Rev PL3;
10000 PL1A; 19010 Rev PL2; 19012 Rev PL2; 11022 Rev PL1; 11021 Rev PL1; 11020 Rev PL1; 11013
Rev PL1; 11012 Rev PL1; 11011 Rev PL1; 11010 Rev PL1; 11001 Rev PL1; 11000 Rev PL1 dated
October 2014.*

Yours sincerely,



Gavin Miller for Rick Mather Architects

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