

E16-022/02
10 Feb 2017

Regeneration and Planning Development Management
Town Hall
Judd Street
London
WC1H 9JE

Dear Sirs,

Re: 40 Arkwright Road.

Please find attached the proposed documents and drawings submitted as a minor material amendment to **2016/2386/P** - Conversion from 3x self-contained flats to 2 flats (1x2beds and 1x5beds); replacement 2-storey rear extension at basement and ground floor levels; fenestration alterations; installation of roof-lights and new timber sash windows.

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|------------------|--------------------------------------|
| - E16-022/SIT000 | - Site location plan |
| - E16-022/PRP000 | - Proposed Ground Floor Plan |
| - E16-022/PRP001 | - Proposed Basement and Roof Plan |
| - E16-022/PRE001 | - Proposed Front and Rear Elevations |
| - E16-022/PRE002 | - Proposed Side Elevation |
| - E16-022/PRS001 | - Proposed Section A |
| - E16-022/PRS001 | - Proposed Section B |
| - E16-022/PRS001 | - Proposed Section C |

The proposed amendments to the approved design include the following as noted on the drawings above:

1. The relocation of the external stair at the rear of the property.
The stair and retaining walls have been brought closer to the rear of the existing house.
2. New clear glass window at ground floor to the side elevation.
We propose to introduce a new clear glass window on the side elevation.
3. New diffuse glass window at lower ground floor to the side elevation.
We propose to amend the existing window and narrow the opening. The existing window has a concrete lintel above and we intend to replace with a new lintel to receive brickwork which will match the existing façade.
4. Additional roof-light.
We propose to add an additional roof-light at roof level. This will be positioned next to an existing chimney and will be hidden from view within the roof valley.

5. Window removed from ground floor side elevation.
The Planning approved drawings indicated a long narrow window from the kitchen on the side elevation at upper ground floor. This window has now been omitted.

6. Walk in wardrobe at lower ground floor level/ below ground level:
The position of the walk in wardrobe within the lower ground floor has been amended. The extent of the room, the position of the rear wall and distance from the face of the house has not been increased. This remains in line with the Planning approved design. A room has been formed alongside the walk in wardrobe for structural and construction reasons. This area will be used for services to the house and a garden store. The walk in wardrobe and the garden store will both be below ground and not alter the previously approved elevations.

For reference please find the previous relevant planning applications which relate to this project:

- **2016/5120/P** - Installation of a roof-light on the west side roof-slope to top floor flat.
- **2016/4823/P** - Alterations to the front garden of the residential building (Class C3) including landscaping and access configuration, bin storage with green roof, cycle storage, front boundary wall and replacement of a tree.
- **2014/7184/P** - Conversion of 3 residential flats (2 x 2 bed and 1 x 4 bed) on ground, first and second floors into 2 residential flats (1 x 2 bed and 1 x 4 bed).

The planning approved drawings by Square Feet architects are as follows and have been submitted with this application:

- 1608-L-110_B Approved site plan
- 1608-L-111_B Approved basement plan
- 1608-L-112_B Approved ground floor plan
- 1608-L-113_A Approved first floor plan
- 1608-L-114_A Approved second floor plan
- 1608-L-115_A Approved third floor plan
- 1608-L-116_A Approved roof plan
- 1608-L-117_B Approved section AA
- 1608-L-119_A Approved side elevation
- 1608-L-120_B Approved front elevation
- 1608-L-121_A Approved rear elevation
- 1608-L-122_B Approved landscape plan
- 1608-L-150_A Approved front perspective
- 1608-L-151_A Approved rear perspective

- 1608-L-116_E Approved Roof Plan (2016/5120/P)

The survey drawings by Laser Surveys are as follows and have been submitted with this application:

- L6981-1 Plans
- L6981-E1 Elevations
- L6981-E2 Sections

A payment of £195, has been submitted online via the Planning Portal.

We would be grateful if this application could be considered at the earliest opportunity.

Please do not hesitate to contact Matt Weyham or Katie McEvoy at this office should you have any queries.

Yours faithfully,



Katie McEvoy
Architect
For Osel Architecture Ltd

Cc.
Gitta Madani
Brian Chadwick
Nora-Andreea Constantinescu

Camden Planning.

Enc.
As noted above.