

**Planning Statement
for the minor material amendment to
Planning Consent 2010/6824/P
43-45 Fitz Johns Avenue
London NW3 5JU**

The site lies within the Fitzjohns / Netherhall Conservation Area

This is an application to vary condition 2 of consent 2010/6824/P, to vary the design of the rear extensions as follows:

Variation of the upper ground floor extension to flats 10 & 11 (North and South)

Consent 2010/6824/P allows for rear lower and upper ground floor extensions to extend 5.1m from the existing rear elevation. This application seeks consent to reduce the bulk and massing of the consented rear elevation by setting back the Upper Ground floor rear extension to a depth of 2.5m from the existing rear elevation with the consequential change of the floor areas for flats 10 & 11 (North and South) to 22sqm and 21sqm respectively. The new lower ground floor parapet details and materials will match the upper ground floor parapet.

Omission of upper and lower ground floor angled infill extensions to flats 6, 9 and 12 (North and South)

Consent 2010/6824/P allows for lower and upper ground floor angled infill extensions to enlarge flats 9 and 12 (North and South). This application seeks consent to omit these extensions to reduce the overall bulk of the rear extensions thus retaining the floor areas and layout of flat 6,9 and 12 (North and South).