

OC/CC/P6821
19 September 2017

London Borough of Camden
Regeneration and Planning
5 Pancras Square
London
N1C 4AG

Planning Portal reference: PP-06393762

Dear Sir/Madam,

32-34 Goodge Street, London, W1T 2QJ
Section 73 Application for the variation of condition 3 of planning permission 2015/3692/P

On behalf of the applicant Shaftesbury CL Limited, we write in support of an application to vary Condition 3 of planning permission 2015/3692/P. The application seeks to make minor alterations to the approved scheme within the property relating to the fenestration. The application fee of £195.00 has been paid via the Planning Portal.

Planning permission 2015/3692/P was granted on the 17th August 2015 for:

'Erection of mansard roof extension to create habitable space, enlargement of existing rear third floor window and associated height increase of rear brick wall at third floor level, all in connection with residential flat (Class C3).'

A subsequent S73 application was approved on the 16th March 2016 to increase the height of the party walls either side of the mansard extension (2016/0233/P). The application was described:

'Variation of condition 3 (approved drawings) of planning permission granted on 17/08/2015 (Reference: 2015/3692/P for the erection of mansard roof extension to create habitable space, enlargement of existing rear third floor window and associated height increase of rear brick wall at third floor level), namely the increase in height of the flank parapets/party walls.'

The consent remains extant but is not yet implemented. The approved scheme did not seek to replace the windows on the front elevation which are in need of replacement. This application seeks to replace all the windows on the front elevation and would like to make minor alterations to the windows on the rear elevation. The existing windows are PVC and have irregular design throughout the property.

The proposal is to change the windows to timber framed sash windows. This style and construction is sympathetic to the design of the building and a positive enhancement to its appearance. The proposed drawings include the approved roof alterations within the previous s73 application (2016/0233/P).

Architecture Planning Interiors

Old Church Court, Claylands Road, The Oval, London SW8 1NZ

T 020 7556 1500

www.rolfe-judd.co.uk

DD 020 7556 1508

E oliverc@rolfe-judd.co.uk

For ease of reference a schedule of the consented, previously varied and proposed drawings is provided below:

Consented Drawings (2015/3692/P)	Varied Drawings (2016/0233/P)	Proposed Drawings (This Application)
Front Elevation 22480 – 14 B	Front Elevation 22480 – 14 C	Front Elevation 22480 - 17
Section A-A 22480 – 15 B	Section A-A 22480 – 15 C	Section A-A 22480 – 15 C
Rear Elevation 22480 – 16	Rear Elevation 22480 – 16A	Rear Elevation 22480- 18
N/A	N/A	Typical Sash Window Section 22480-19

This application therefore seeks to substitute the drawings and amend the wording of condition 3 to state:

‘The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; [22480] 01; 02; 03; 04; 05; 06; 11; 12; 13B; 15C; 17; 18; 19.’

Reason: For the avoidance of doubt and in the interest of proper planning.’

The proposed replacement windows on the front and rear elevation is considered to greatly enhance the appearance of the building.

We trust you have all the information required to validate and determine the application and we trust you agree that the changes are an enhancement to the appearance of the property. Should you wish to discuss the amendments, please do not hesitate to contact the undersigned.

Yours sincerely

Oliver Coleman

For and on behalf of
Rolfe Judd Planning Limited

Cc J. Wilkinson Shaftesbury CL Limited