

E16-022/13
29 Nov 2017

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

Dear Sirs,

Re: 40 Arkwright Road – application for minor amendments

Please find attached the following 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;

- E16-022/PRP001 revision B: Proposed Ground Floor Plan
- E16-022/PRE001 revision A: Proposed Front and Rear Elevations
- E16-022/PRE002 revision A: Proposed Side Elevation

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

1. Addition of double doors to lower ground floor from living room onto rear terrace.
2. Removal of small window and addition of larger window to kitchen at lower ground floor.

The amendments have been proposed to incorporate more light into the kitchen, and to facilitate direct access to the external area from the living room. There is an existing window to the flank wall which will be infilled, and a new window located at a lower level which will match the proposed window adjacent, and looks directly onto the garden. There will be no impact on amenity to the neighbouring property.

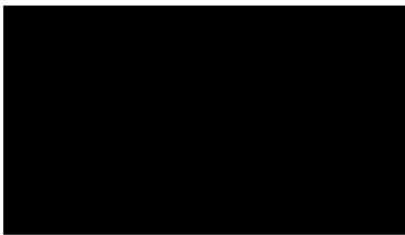
For reference, previous relevant planning applications which relate to this project are listed below:

- 2017/0837/P - Variation of condition 3 (approved drawings) of planning permission ref 2016/2386/P (dated 19/07/2016) conversion from 3x self-contained flats to 2 flats; replacement rear extension at basement and ground floor levels; fenestration alterations; and installation of roof-lights; namely relocation of rear staircase, new clear window at ground floor side elevation, diffuse-glazed window at basement floor level side elevation; and 1 new rooflight on main roof.
- 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).

We trust the above and enclosed is satisfactory to allow registration of the application, and we look forward to confirmation of the date for determination and the case officer.

Should you require clarification or further information please contact the writer.

Yours sincerely,



Victoria Shipton
Director
For Osel Architecture Ltd

cc:
Dr G Madani
Mr B Chadwick