



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

Our ref: E/4123

4<sup>th</sup> May 2018

Dear Sir / Madam

**CAMDEN: 53 FITZROY PARK LONDON N6 6JA**

Please find attached an application for a minor material amendment to planning permission **2015/0441/P** issued on 4 July 2016 for *Erection of a three storey single family dwelling including basement level, green roofs at first floor and roof level, solar panels at roof level and associated landscaping following the demolition of the existing part-two, part-three storey dwelling (Class C3).*

The applicant has newly acquired the property. The MMAs are required to enhance the consented scheme to align better with the family's living requirements.

**The Minor Amendments**

These are numbered on the new application drawings as follows:

1. Windows changed in height;
2. Window added;
3. Basement lightwell added to north side to light the pool;
4. Entrance relocated to the corner;
5. External stair removed at rear lower ground floor level;
6. Bike storage relocated to south side boundary;
7. Metal spandrel changed to natural stone;
8. Metal balustrade changed to glass;
9. Cornices changed to plain natural stone;
10. Recessed wall is revised on side (south elevation);
11. Rear curved bay is squared off at lower ground level; and

12. Recessed blind window omitted.

The changes that affect the external elevations are:

***Front (east) elevation***

At ground floor level the dining room and tv room windows are increased in height (1), an additional bathroom window is added (2) and the entrance is relocated to the corner of the building (4). At first floor level bedroom 4 en-suite window (obscure), bedroom 3 and bedroom 3 en-suite windows are increased in height (1). Two recessed blind windows serving the dressing room are omitted (12). The embellished stone string course is changed to plain natural stone (9).

***Side (south) elevation***

At ground level the study room windows are changed in height (1), the entrance is repositioned to the corner (4) and the cornices are changed to plain natural stone (9). Three recessed blind windows are omitted at first floor level (12).

***Rear (west) elevation***

At lower ground level the lounge, the family room and guest room windows are changed in height (1). A window is added to the study (2). The external stair is removed (5) and the metal spandrel is changed to natural stone (8). At ground level the lounge, hall and study room windows are changed in height (1) and the metal balustrade to the terrace is changed to glass (8). At first floor level the master bedroom, ensuite, bedroom 2, hallway and bedroom 4 windows are changed in height (1) and the cornices are changed to plain natural stone (9).

***Side (north) elevation***

At lower ground level the guest bedroom and lounge windows are changed in height (1). The first floor ensuite obscure window is changed in height (1). The cornices are changed to plain natural stone (9).

The scale and nature of the required amendments are consistent with the approval and within the permitted description. The revisions are shown on the new plans numbered below submitted with this application.

**The Application**

Consistent with the Government guidance, this application seeks to amend condition 2 of planning permission ref: **2015/0441/P** which lists the approved drawings and requires the development to be built in accordance with them. Present condition 2 says: *The development hereby permitted shall be carried out in accordance with the following approved plans [1317-EX-101; 1317-EX-102; 0932-0100-AP-004 Rev PL02; 0932-0100-AP-005 Rev PL02; 0932-0100-AP-*

[Michael Burroughs](mailto:michael@mbaplanning.com)  
BA MRTPI FRSA

[Emma McBurney](mailto:emma@mbaplanning.com)  
BSc (Hons) MSc MRTPI

[michael@mbaplanning.com](mailto:michael@mbaplanning.com)

[emma@mbaplanning.com](mailto:emma@mbaplanning.com)

*006 Rev PL02; 1317-EX-121; 1317-EX-122; 1317-EX-123;1317-EX-124; 1317-PL-201; 1317-PL-202; 1317-PL211 Rev E; 1317-PL-212 Rev F; 1317-PL-213 Rev G; 1317-PL-214 Rev F; 1317- PL-215 Rev F;1317-PL-221 Rev F; 1317-PL-222 Rev F; 1317-PL-231 Rev G; 1317-PL-232 Rev F*

The Council is respectfully requested to modify it to substitute the new plans numbered below in bold that show the minor modifications described above:

- 1317-PL211 Rev E Proposed basement plan – **replaced by new plan 110-A1-01-02 Basement plan;**
- 1317-PL-212 Rev F Proposed lower ground floor plan – **replaced by new plan 110-A1-01-03 Proposed lower ground floor plan;**
- 1317-PL-213 Rev G Proposed Ground floor plan - **replaced by new plan 110-A1-01-04 Proposed ground floor plan;**
- 1317-PL-214 Rev F Proposed first floor plan – **replaced by new plan 110-A1-01-05 Proposed first floor plan;**
- 1317- PL-215 Rev F Proposed Roof Plan – **replaced by new plan 110-A1-01-01 Proposed site plan;**
- 1317-PL-221 Rev F Proposed elevation front (east) / side (south) - **replaced by new plan 110-A1-02-01 South (side) and east (front) elevation;** and
- 1317-PL-222 Rev F Proposed elevation: rear (west) / side (north) – **replaced by new plan 110-A1-02-02 North (side) and west (rear) elevation.**

The application is submitted electronically via the Planning Portal and also includes:

- A copy of the application form;
- An OS Site location plan; and
- A cheque for £234 being the appropriate fee will follow from the applicant.

I look forward to discussing the application with the allocated Case Officer.

Yours faithfully

**Emma McBurney**  
emma@mbaplanning.com

Mob: +44 (0)78 9996 8931

Michael Burroughs  
BA MRTPI FRSA

michael@mbaplanning.com

Emma McBurney  
BSc (Hons) MSc MRTPI

emma@mbaplanning.com