



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

Date: 8 October 2019

Ref: 2018/3036/P - 91 Regent's Park Road, London, NW1 8UT
Variation of Condition 3

Dear Sir/Madam,

This application is to vary Condition 3 of the planning permission granted, which states:

'The development hereby permitted shall be carried out in accordance with the following approved plans: ...'

We have submitted revised plans in order to gain approval for the following minor amendments to the design.

An alternative internal layout has been proposed for the first floor extension, this removes the need for the windows to the North East Elevation in the party wall with No 93, where the glazing would necessarily have been obscured as shown on the approved plans and as stated in Condition 6. An additional window has been added to the rear North West Elevation instead, this new window would have no overlooking issues as it looks out over a rooftop to the blank wall of the side elevation of Leeder House - refer photos.

Due to the adjustments of the internal layout, the applicant would like to alter the size and position of some of the rooflights to the first floor rear extension, as well as the position of the rooflight to the dormer roof. These are as shown on the



drawings. To enable maintenance access to the first floor roof, they would also like to add a roof hatch.

As advised by the gas network Cadent, it is required that the new gas meters for the 3 no flats have 24hr access and ventilation to atmosphere. It is also not possible to locate these in the main stairwell as this is the sole means of escape. The only acceptable location for these therefore will be on the South West Elevation of the property at street level. The location below the stall riser at low level would be the least visually obtrusive location possible.

For further details regarding the design of the cornice to the first floor rear extension, please refer to the separate application for the approval of details reserved by Condition 7.

Please do not hesitate to contact us further with respect to the application, or to undertake a site visit if you deem necessary.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Matthew Moorhouse'. The signature is fluid and cursive, with a large initial 'M' and a long, sweeping tail.

Matthew Moorhouse ARB RIBA