



Da Vinci House
44 Saffron Hill
London EC1N 8FH
tel: +44 (0)20 3640 8508
fax: +44 (0)20 3435 4228
email: info@iceniprojects.com
web: www.iceniprojects.com

Planning Department
London Borough of Camden
5 Pancras Square
London
N1C 4AG

FAO Mr Mark Chan

26th March 2020

Our Reference: 20/111
Via PLANNING PORTAL

Dear Mark,

THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
50 MENELIK ROAD, LONDON, NW2 3RH
APPLICATION FOR FULL HOUSEHOLDER PLANNING PERMISSION

We write on behalf of our clients, Mr & Mrs Riechert, to submit an application for planning permission at 50 Menelik Road, London, NW2 3RH ('the Site').

This application seeks planning permission for the following development

"Erection of a rear dormer window, rooflights to the front and side and a two storey rear and side extension, alteration to rear facade, installation of double glazed windows to the front and new windows to the side elevation."

a. Background

A planning application (LPA ref. 2019/5825/P) was granted permission on 9th March 2020 at the site which granted permission for the following development:

"Erection of a rear dormer window, rooflights to the front and side and a ground floor rear and side extension, alteration to rear facade, installation of double glazed windows to the front and new windows to the side elevation."

The application was submitted on 19th December 2019. Following a site visit made by the officer on 14th February 2020, officers requested several changes to the proposals throughout February and early March 2020 which were subsequently made. As such, planning permission was granted for the revised proposals described in the description of development on the planning permission as above.

One of these requested changes included the reduction of the proposed rear extension to a single storey. The Applicant disagrees with officers' assessment of the need for this reduction and is of the opinion that a two storey extension would be entirely appropriate in this context.

As such, this current application seeks permission for proposals that are identical to those approved under planning permission ref: 2019/5825/P, with the sole difference being the increase of the rear extension element from single storey to two storey.

The Applicant has set out their justification and reasoning for this application in the accompanying Planning Statement, and considers the proposal to be in line with national and local policy and

guidance. However, should officers disagree with this assessment and continue to hold the views expressed in discussions and correspondence on the proposed design throughout February and March 2020, then we would be grateful if officers could expediently refuse this application in order to allow it to progress swiftly to an Appeal via the Planning Inspectorate.

b. The Application Package

The application has been submitted via the Planning Portal and comprises:

- Application Forms and Certificate of Ownership;
- Cover Letter;
- CIL Form 0;
- Planning Statement;
- Site Location Plan;
- Existing and proposed drawings, including plans, sections and elevations; and
- Decision Notice for permission 2019/5825/P.

The £206.00 fee was paid when submitting this application via the Planning Portal. We would be grateful if you could please issue a receipt.

We trust that the information provided is sufficient to enable the council to validate and discharge the conditions, and look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact Anna Snow on 07972 563 579 (asnow@iceniprojects.com) or Alice Hawkins on 020 3958 6122 (ahawkins@iceniprojects.com) of this office in the first instance should you have any questions.

Yours faithfully,



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Enc. As listed above