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80-83 Long Lane,
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Via Planning Portal only

15th January 2021

Dear Sir/madam

S73 APPLICATION – THE TOWN & COUNTRY PLANNING ACT 1990

VARIATION OF CONDITION 2 (APPROVED PLANS) OF PLANNING PERMISSION REF:2020/0113/P DATED 04/08/20 (FOR ERECTION OF SINGLE STOREY REAR EXTENSION AND ENLARGEMENT OF REAR GARDEN TERRACE; INSTALLATION OF ONE DORMER WINDOW TO THE FRONT AND ONE DORMER TO THE REAR ROOF SLOPE; REPLACEMENT OF PEBBLEDASH TO FRONT BAY WINDOW WITH HANGING TILES; RE-PAVING OF DRIVEWAY) FOR MINOR MATERIAL AMENDMENTS.

10 FENRCROFT AVENUE, NW3 7PH

Please accept this covering letter as an accompaniment to this planning application to vary condition 2 attached to planning permission 2020/0113/P.

The site

The application site comprises a large detached 3 storey dwellinghouse located on the north side of Ferncroft Avenue. Ferncroft Avenue is characterised by street frontage residential development predominantly of semi-detached houses but with detached houses dispersed throughout the street.

The property is not listed but the site is located within the Redlington Frogna Conservation Area and considered to have a positive contribution to the area. The properties either side of the site at No's 8 and 12 are grade II listed properties.

The proposal

This application seeks permission for a minor material amendment to planning permission 2020/0113/p to amend glazing details to the south east and rear facing elevations of family area extension, feature brick panels to rear elevation of rear extension, lead cladding to rear elevation of existing ground floor and link to rear extension, new door and concrete steps to north west elevation, new gutter, rainwater and soil vent pipework, new vent tiles and brickwork, and boiler and fireplace flues.

The proposed works are considered minor by their very nature and as such would not have a significant impact on the character and appearance of the property or cause harm to the appearance of the surrounding Conservation Area or the neighbouring listed buildings. Furthermore, by virtue of the minor differences to the previously approved scheme the proposed amendments are not considered to cause harm to the amenity of neighbouring properties.

For these reasons it is considered that the proposed amendments do not result in a development that is substantially different from the one which has been approved and it is therefore respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions please do not hesitate to contact me.

Yours sincerely

Stuart Minty
Director
SM Planning