

23<sup>rd</sup> March 2021

Planning Statement  
Planning Portal Ref: PP-09658657

APPLICATION FOR THE VARIATION OF CONDITION 2 OF PLANNING APPROVAL  
2020/0358/P

Application Address: 76 Lawn Road, London NW3 2XB  
Planning Approval Ref: 2020/0348/P

Cousins & Cousins Architects has been instructed by our client to prepare a Variation of Condition Application in relation to Planning Approval 2020/0348/P. The application seeks to vary Condition 2 as stipulated on the current Decision Notice.

**Description of Approved Development as shown on the Decision Letter:**

'Construction of a single storey basement with front and rear lightwells, erection of a two storey rear extension and first floor single storey side extension; installation of side and rear dormer windows and rooflights to create additional habitable accommodation within the existing roofspace, fenestration alterations; front railings, and associated landscaping works'.

**Condition 2 as shown on the Decision Letter:**

The development hereby permitted shall be carried out in accordance with the following approved plans: LR076-E010; LR076-E011; LR076-E100; LR076-E101; LR076-E102; LR076-E103; LR076-E200; LR076-E201; LR076-202; LR076-E210; LR076-E211; LR076-E212; LR076-E213; LR076-P100 Rev D; LR076-P101 Rev D; LR076-P102 Rev C; LR076-P103 Rev C; LR076-P104 Rev C; LR076-P200 Rev C; LR076-P201 Rev C; LR076-P202 Rev D; LR076-P210 Rev C; LR076-P211 Rev C; LR076-P212 Rev B; LR076-P213 Rev C; R11438-101C; R11438-102C; R11438-103-B; R11438-104-A; R11438-105-A; R11438-200-A; R11438-201-A; R11438-L1-A R11438-TW1-A; R11438-TW2-A; R11438-TW3-A; Desk Study and Ground Investigation Report prepared by GEA dated November 2020; Arboricultural Impact Assessment prepared by AGB Environmental dated July 2020; Structural Methodology Statement prepared by Jampel Davison and Bell dated July 2020.

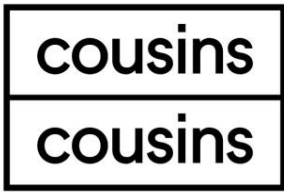
**Proposed Variation:**

The application seeks to vary several of the approved plans as listed within the decision notice. The specific variations, inclusions and reasoning are listed below. The respective drawings are also appended to the planning application for your information.

Please note: Variations are highlighted in [blue](#) on the updated drawing appended.

- [LR076-P100 Rev D](#) is to be updated to suit the variation as shown on [LR076-P100 Rev E](#)

The proposed basement floor plan has been amended to include the provision and installation of a single external air condenser and associated acoustic enclosure to the front lightwell at basement floor level. The external air condenser is to be housed within the under stair storage and concealed from public view. Please refer to the appended Plant Noise Survey, by EEC, dated XX/03/2021, in accordance with Camden's Local Plan.



- LR076-P101 Rev D is to be updated to suit the variation as shown on LR076-P101 Rev E

The proposed ground floor plan has been amended to highlight the provision of the single external air condenser at basement floor level. This is shown dashed beneath the external front lightwell staircase.

- 90-400 Rev \ is to be included within the approved plans.

The proposed detailed bay study has been included to outline the positioning of the proposed single external air condenser and associated acoustic enclosure. Please refer to the appended Plant Noise Impact Assessment, by EEC, dated 07/06/2021, in accordance with Camden's Local Plan.

- Plant Noise Impact Assessment, Ref. SDV/EC18112-3, is to be included within the approved plans.

The single external air condenser is to be concealed and protected within an acoustic enclosure to mitigate noise and vibration output. The installation is to be in accordance with the Plant Noise Impact Assessment carried out by the Environment Equipment Corporation Ltd.

The proposed variation to the existing planning consented drawings will increase the quality of life for the occupants and their overall sense of well-being. The proposed works have been carefully considered and adhere to the advice of the specialist consultancy reports undertaken.

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We trust all necessary information has been provided in order to validate and determine this application and vary condition 2 of planning approval Ref: 2020/0348/P.

If you require any further information or wish to arrange a site visit to the application site, then please do not hesitate to contact us.

Kind Regards

Nicholas Rose

Architect

**Cousins & Cousins Architects**

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