

Our ref: JCG/24556

20 Farringdon Street
London, EC4A 4AB
T +44 20 3691 0500

Date: 7 May 2020

Planning and Regeneration
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Dear Sir/Madam,

79 AVENUE ROAD, ST JOHNS WOOD, LONDON, NW8 6JD
PLANNING PORTAL REF: PP- 09755429

We act on behalf of the owner occupier of 79 Avenue Road in respect of the redevelopment of the property approved on 21 September 2020. The relevant planning permission (2020/0519/P) permits:

“Demolition of the existing residential dwelling (79 Avenue Road) and the redevelopment for a single residential dwelling with basement”

The purpose of this application is to seek approval for minor material amendments to the approved details comprising:

- (i) alterations to the design and appearance of the rear elevation;
- (ii) alterations to the fenestration and terrace on the north-west elevation;
- (iii) the introduction of a new ground level skylight for the gym;
- (iv) alterations to the roof plan comprising the relocation of the lift overrun and skylight and the consequent rearrangement of plant.

We have maintained informal contact with the former case officer Jennifer Walsh (Principal Planner/ Case Officer) who has been very helpful in commenting on the acceptability of these proposals and guiding the applicant to the most suitable application process.

This application consequently seeks amendment of condition 2 so that it refers to updated documents which now show, and provide the justification for, the amended scheme. Consequently, please find enclosed the following documentation which has been submitted via the planning portal:

- 01 Cover letter (this letter);
- 02 Application Form and Certificate A;
- 03 CIL Additional Questions Form;
- 04 Proposed Drawings (at 1:100 scale unless otherwise stated):
 - a) Proposed Site Plan (Ref P002 Rev F) at 1:250 scale;
 - b) Proposed Pool Plant (Ref P090 Rev K);
 - c) Proposed Basement Plan (Ref P091 Rev I);
 - d) Proposed Ground Floor (Ref P100 Rev H);
 - e) Proposed First Floor Plan (Ref P101, Rev G);

Our ref:

- f) Proposed Second Floor (Ref P102 Rev F);
- g) Proposed Roof Plan (Ref P103 Rev H);
- h) Proposed Front Elevation (Ref, P300 Rev E);
- i) Proposed Rear Elevation (Ref, P301 Rev E);
- j) Proposed Side - South Elevation (Ref P302, Rev E);
- k) Proposed Side - North Elevation (Ref, P303, Rev D);
- l) Proposed Section AA (Ref, P200, Rev E);
- m) Proposed Section BB (Ref, P201, Rev F);
- n) Proposed Section CC (Ref, P202, Rev C);
- o) Proposed Garage EV Points SK08 Rev D1A;
- p) Proposed Cycle Parking System SK09 Rev D4A;
- q) Proposed Green Roof and Terrace Proposed Plan SK10 Rev D3A @ 1:200 scale;
- r) Proposed Drainage Strategy 1000 Rev P3;
- s) Ground Floor Site Services Layout 581-INT-XX-GF-DR-MEP-6006 Rev P5;

- 05 Planning Statement Addendum (RPS Planning - May 2021);
- 06 Design and Access Statement Addendum (KSR Architects - April 2021);
- 07 Daylight and Sunlight Report Addendum (calfordseaden - May 2021).

The revised drawings submitted herewith are in substitution for those previously approved and referred to in Condition 2 of planning permission 2020/0519/P. Please refer to the Planning Statement for a comprehensive statement of which drawings are replaced by the revised drawings submitted herewith. It should be noted that the drawings listed as items 04(a) – 04(n) inclusive are submitted in a single volume.

We have not submitted a full set of revised reports as the technical information remains the same. We have prepared addendums in relation to those matters affected by these alterations. The reports previously considered in relation to permission 2020/0519/P otherwise remain relevant and have not been resubmitted in relation to this application.

Application Fee

This proposal is the first revision of an application for a development of the same character or description on the same site and is made by the same applicant within 12 months of the date of the previous planning permission and is consequently exempt from a planning application fee.

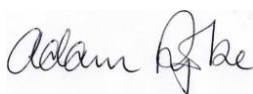
S106 Planning Obligation

The previous permission was subject to a S106 Obligation which imposed a car capping restriction, required the approval of a Construction and Demolition Management Plan, an Energy Efficiency and Renewable Energy Plan, a Sustainability Plan, a Detailed Basement Construction Plan; and the payment of Carbon Offset, Highways and Construction and Demolition Management Plan Implementation Support contributions. The financial contributions have all been paid.

It is requested that a Deed of Variation be entered into to apply the remaining obligations to this new permission.

We look forward to receiving confirmation that this application has been validated, should anything further be required please do not hesitate to contact Adam Pyrke (020 3691 0512 / adam.pyrke@rpsgroup.com).

Yours sincerely,
for RPS Consulting Services Ltd



Adam Pyrke
Director - Planning