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19 January 2022

Dear Mr Marfleet

30 Percy Street, W1T 2DB
Notification to withdraw works forming part of an application
Section 96a application for a non-material amendment to Planning Permission
2021/1374/P
Planning Application Reference: 2021/4408/P

On behalf of our client, Skagen Property Limited, we are instructed to withdraw works proposed as part of a Section 96a application for a non-material amendment to Planning Permission 2021/1374/P at 30 Percy Street, London W1T 2DB.

The application was submitted to the London Borough of Camden on 10 September 2021.

The reference number for this application is **2021/4408/P**

The description of development is as follows:

'Non-material amendment to planning permission ref 2019/4241/P dated 28/08/2020, as amended by ref 2021/1374/P dated 13/08/2021 (External alterations including replacement rear extension at ground floor and basement level with roof terrace above, change of use of existing flat (Class C3) at second and third floor level to office space (Class B1a) and use of basement level as social enterprise space) namely to lower the rear terrace party wall by 345mm and remove a small glazed area, adjacent to a retained lightwell, in the basement roof / ground floor.'

The non-material amendments proposed as part of the original 96a application were:

- To lower the top of the party wall on the north-east side of the rear terrace to the property by 345mm; and
- To remove a small, glazed area, adjacent to a retained lightwell, in the basement roof / ground floor area and replace with a solid roof / floor.

On 9 December 2021 Russell Cooke solicitors submitted to the Council, a letter of objection to the proposals on behalf of a neighbour, Mr Simon Bishop of 29 Percy Street.

The team has reviewed this letter in detail and notes the objections which have been made.

The proposed non-material amendments were put forward for neighbourly reasons as the applicant had understood that the proposed non-material amendment to the wall would have been preferable to the neighbour.

Given the neighbour has objected, we confirm that we wish to withdraw the proposed works which relate to party wall, and we request that these no longer form part of the 96a application.

The works to change a small area of glazed floor to solid in the new extension are still proposed and we wish for those works to continue to be considered by the Council as a non-material amendment to planning permission ref 2019/4241/P dated 28/08/2020, as amended by ref 2021/1374/P dated 13/08/2021.

The proposed works to change a small area of glazed floor to solid relate to the new extension and clearly, will not impact on the listed building and are therefore non-material in nature.

We shall submit to the Council revised drawings to omit any reference to the proposed party wall works so that the drawings only reflect the proposed changes to the glazed floor in the new extension.

If you have any queries, please contact Rory Joyce (07771 898315) or Kate Espezal (07779 149287).

Yours sincerely



Rory Joyce
Principal
Brunel Planning

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