



Proposal to Amend Planning Application 2022/0329/P; 2022/0624/L:

I hereby seek permission for a minor material amendment of my applications to change the use and substantially refurbish the Police Stables, 26 Rosslyn Hill, NW3 1PD.

This amendment proposes to reinstate two windows to the side of the building to their original use. The windows in question were integral to the design of this Grade II listed structure but were bricked up in the 1970's when the Police Stables was converted to office/storage use.

Our intention is to return this lovely old building to as close to its original state as possible, updating the internal space but keeping the fabric of the building and the architectural integrity of the structure as it was originally designed and intended.

We have been granted planning permission and listed building consent to reinstate two sister windows immediately next to the two windows in question so that there would be four in total. The two windows we seek to open again are clearly matching and identical in size and shape to the two windows whose reinstatement has already been approved. However, the building has been disused and derelict for decades and the wall in question is heavily overgrown with ivy which has entirely covered the windows to the extent that they were not visible and it was not known until recently that they even existed.

Allowing for reinstatement of the two proposed windows would not only return the building to its original state, it would allow for the use of the immediate room as a bedroom with adequate light and air from the reinstated windows. One of our goals on this project is to optimise the residential space available from this site and this amendment would allow for the creation of an additional bedroom for the property.

We are sensitive to and appreciate concerns that neighbours have with respect to privacy to nearby gardens. We would be happy to include a covenant identical to the one which was agreed in the original applications for the first two windows which would require the lower half of the windows to be both fixed close and obscured.

The two windows we propose to reinstate are at the very back corner of the nearby garden, the furthest away as is possible from any neighbouring buildings and further still from the two windows whose reinstatement has already been approved.

Thank you for your consideration.