



Chartered Town Planners

Deirdra Armsby
Director of Place Shaping and Town
Planning
Westminster City Council
P O Box 732
Redhill RH1 9FL

TJR Planning Ltd
Suite 3 The Mansion
Wall Hall Drive, Aldenham
Hertfordshire, WD25 8BZ

T. 01923 853969
www.tjrplanning.co.uk

Our ref: TR/21450

9th March 2022

Dear Madam

40 Northumberland Place, London W2 5AS
S73 Application – Amendment to application ref. 19/07849/FULL

This letter is written in support of an application for a minor material amendment to the approved scheme.

The Planning Permission

Planning permission ("planning permission") was granted on 10th December 2019 under application ref. 19/07849/FULL for excavation of a basement extension below the front garden, lowering of the existing lower ground floor and garden level, erection of two storey glazed infill extension to the rear, reconfiguration of the layout to the lower ground floor to first floor to create a single family dwelling; landscaping works to rear yard and new stairs to glazed infill extension; and alterations to front lightwell including relocating the stairs and landscaping the front garden. The planning permission has been implemented and building works have commenced.

Condition 1 of the "planning permission" requires the development to be carried out in accordance with the drawings and other documents listed in the decision letter for the avoidance of doubt and in the interests of proper planning.

The Minor Amendments

The minor amendments are:

- Alterations to the front garden area including reducing the size of the lightwell, changes to the front entrance steps and repositioning of the bin store and planters;
- Changing the style of lower ground floor (secondary) front entrance door to include a fanlight;
- Rotating the rooflight to the glazed infill extension; and

- Adjusting the internal step arrangement to the lower ground floor and minor internal layout changes.

Please to the drawings of Tigg Coll Architects for full details of the proposed changes.

In all other respects, the approved development remains unchanged. The description of development would not need to be amended. It is appropriate therefore to deal with these modest changes as a minor material amendment under Section 73 of the Town and Country Planning Act (as amended).

Planning Policy Compliance

The minor amendments do not fundamentally alter the development as approved. There is no change to the amount and scale of the basement excavation, no change to the height of the infill extension or any changes to materials.

The proposed amendments are modest in nature and relate only to the interior of the building and minor changes to the front garden area and lower ground front lightwell.

With particular regard to the widening of the front entrance steps, we note similar was permitted at no. 39 Northumberland Place by the City Council on 12th May 2020 under application ref. 19/09122/FULL (variation to the approved scheme granted planning permission in 2016 (RN: 15/06654).

Whilst we note the Council has since adopted a new City Plan (April 2021), we consider the aims and objectives of the new Plan are still met and the proposed development thus remains in accordance with prevailing planning policies.

The approved drawings to be substituted are: 379-PL100 Rev 1; 379-PL200 Rev 1; 379-PL300 Rev 1; and 379-PL301 Rev 1.

Proposed drawings are numbered; 379-PL100 Rev 4; 379-PL200 Rev 3; 379-PL300 Rev 3; and 379-PL301 Rev 3.

We trust you find the details acceptable and we look forward to hearing from you in due course. In the meantime, should you require any further information or clarification of the minor amendments please do not hesitate to contact us.

Yours faithfully

Tracey Rust
Director

tracey@tjrplanning.co.uk