

To Planning Service

London Borough of Lewisham  
Laurence House  
1 Catford Road  
London SE6 4RU

Re 44\_1724\_BMH

Minor material amendment

05/04/2022

Dear Planning Service,

**Re: DC/21/121428 land to the rear of 79 Belmont Hill, SE13 5AX**

We write with details regarding the enclosed application. The application is for a section 73, variation of condition 2 (approved plans) of DC/21/121428, a 'minor material amendment'. The variation has two components:

#### **Lower ground floor courtyard**

The amendment proposes to extend the lower ground floor courtyard along the southern edge of the property, providing an additional 13.5 sqm of external amenity space with a south-facing aspect. This extra space would come from the amenity space of Flat B, 79 Belmont Hill (also owned by the applicant), with Flat B retaining 25 sqm of private amenity space.

The proposed amenity space would be separated from the adjacent property to the south by an existing planter planted with Photinia hedge. It is proposed that this planter be extended to also form the eastern boundary of the proposed amenity space.

#### **Upper ground floor terrace**

The amendment proposes to omit the upper ground floor terrace incorporating the space into the kitchen dining room. The omission of the 3.5 sqm terrace as external amenity space is positively offset by the proposed extension to the lower ground floor courtyard described above, resulting in a nett increase of 10 sqm of external amenity space. The internal area of the kitchen dining space would increase by 5.5 sqm, and the squarer proportion of the room would improve the usability of the space and flexibility in terms of furniture arrangement.

Externally the proposed amendments are minor. The location and amount of glazing is maintained, but wherein the consented design there are single panes of glazing enclosing the roof terrace, there are now fixed triple glazed units.

The enclosed drawings DIA\_102, 103, 105, 106, 108, and 113 annotate the proposed amendments on the revised drawings.

For coordination purposes, a full set of the proposed drawings have been reissued as Revision A.

Please do not hesitate to contact this office if further information is required.

Yours sincerely,

Bram Van Roey