



Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Agent Details

Name/Company

Title

Mr

First name

Andy

Surname

Dean

Company Name

Astute Project Services Ltd

Address

Address line 1

Downsview

Address line 2

Petersfield Lane

Address line 3

Town/City

Clanfield

County

Country

United Kingdom

Postcode

PO8 0PX

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

APP/X5990/W/20/3257557 The appeal is allowed and planning permission is granted for refurbishment of and extension to the ground and basement flat, at Flat 1 Basement and GroundFloor, 98 Ebury Street, London SW1W 9QD, in accordance with the terms of the application, Ref: 19/08646/FULL, dated 7 November 2019, subject to the conditions set out in the schedule at the end of this document.

Reference number

Application Ref 19/08646/FULL
Appeal A: APP/X5990/W/20/3257557

Date of decision (date must be pre-application submission)

23/12/2020

Please state the condition number(s) to which this application relates

Condition number(s)

Listed under "Reasons for Decision", Item 16 of the Appeal A Ref: APP/X5990/W/20/3257557

Has the development already started?

- Yes
 No

If Yes, please state when the development was started (date must be pre-application submission)

19/03/2023

Has the development been completed?

- Yes
 No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

We feel that the current approved proposals are not in keeping with the extensions previously permitted and constructed to the rear of the adjoining properties at No. 96 and No. 100 Ebury Street, both of which which benefit from a full width extension (extending from party wall to party all). Having only a partial width extension presents problems with the structural integrity of the new extension, affective details for waterproofing / weathering of the basement in relation to the garden / planting over and potential privacy issues with overlooking the rear of No. 96 (This concern has been expressed by the adjoining landowner of No. 96 during our pre-construction and ongoing site discussions). We also feel that the potential for solar gain / thermal loss is significant with the current proposals due to the amount of glazing vs insulated external walling and that this is neither economic design or in keeping with a building of this nature.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

We would like the ground floor extension to extend the full width of the rear garden from party wall to party wall, as is the case for both No. 98 and No. 100 Ebury Street. This will ensure the waterproofing and structural integrity of the new ground floor construction is achieved and cost effective designs for the external wall construction and glazing is achievable to mitigate the potential for solar gains and heat losses in accordance with the regulations. This will also ensure the privacy of the adjoining landowner at No. 96 and maintain the character of the existing building and directly adjoining properties.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownershin - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Andy

Surname

Dean

Declaration Date

26/03/2023

Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Andy Dean

Date

11/04/2023