

APPLICATION FOR DISCHARGE OF CONDITION COVER LETTER

Information pursuant to Condition 4 of planning permission 21/03520/FULL.

CONTEXT ANALYSIS

This cover letter is made with reference to the Application to Discharge Condition 4 made to Westminster City Council with the proposal 'Creation of two dormer windows on rear elevation and removal of recessed windows and alterations to dormer windows on front elevation' at Third Floor Flat 6, 115 Ebury Street, London, SW1W 9QU.

PLANNING HISTORY

The original Planning Application relating to this submission is;

21/03520/FULL | Creation of two dormer windows on rear elevation and removal of recessed windows and alterations to dormer windows on front elevation | GRANTED (6th Aug 2021).

An application to discharge Condition 4 was submitted and refused in 2023, namely:

23/05544/ADFULL | Details of windows and doors, rooflights and louvred roof vent pursuant to Condition 4 of planning permission dated 6 August 2021 | REFUSED (17th Aug 2023).

The reason for refusal was: *The details of the windows and roof light are shop drawings with multiple options provided, many of which are considered inappropriate. They would therefore harm the appearance of this building and fail to maintain or improve (preserve or enhance) the character and appearance of the Belgravia Conservation Area. This would not meet Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021).*

NEW SUBMISSION AND PROPOSALS

A local timber sash window specialist has been approached using the brief contained within in the Refusal Notice Informative(s): *You are advised that all new and replacement windows should be traditional opening, timber framed (traditional weighted box sashes with traditional joinery profiles), slimline double glazed (max. 4mm glass / 6mm gap / 4mm glass), with integral glazing bars (i.e. the bars must truly divide the glazing panes), concealed trickle vents, no external weather bars and the dormers should be lead clad.*

Please refer to drawing WT1-3 Window Detailing. The drawing identifies all items as described above and meets the requirement. Drawing 104_05_PR35 Proposed Dormer Planning identifies a lead clad dormer cheek / roof for avoidance of doubt.

Additional information is resupplied from the original Discharge of Condition Application, namely:

- Conservation Rooflight data sheet.
- Timlok inline slate vent data sheet.

CONCLUSION

The information contained within this application meets requirements identified in both the original Approval Decision Notice and the refused Discharge of Conditions Application.

If further information is required, please do not hesitate to contact me and we will happily engage.