

200 Nether Street, N3 1JD

Section 73 Application - Removal/Variation of a condition

Supporting Planning Statement

Proposal to amend Condition 01 following grant of permission of application 22/4659/FUL

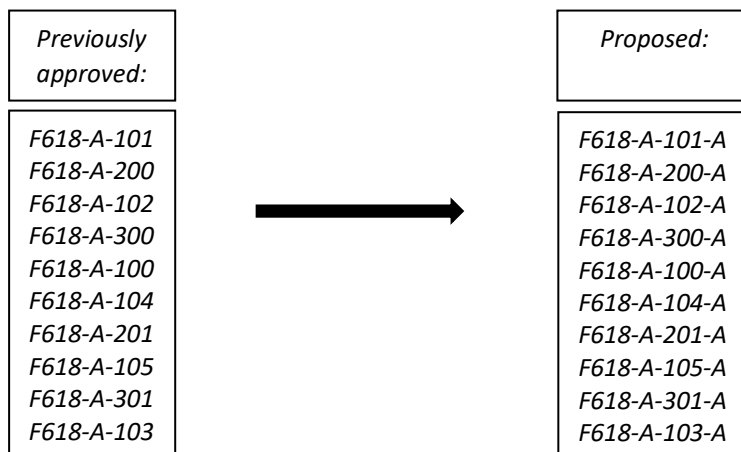
Condition 01 is as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans:

- F618-A-101
- F618-A-200
- F618-A-102
- F618-A-300
- F618-A-100
- F618-A-104
- F618-A-201
- F618-A-105
- F618-A-301
- F618-A-103
- Site Location Plan
- Planning Fire Safety Strategy 16 July 2022 (AFC Fire and Security Ltd)
- ADELPHI Structural Survey Feb 2022
- ADELPHI Structural Survey Addendum Dec 2022
- MJW Surveying Ltd Survey and inspection April 2021
- Aborigicultural Survey and constraints Advice (Hallwood Associates) April 2022
- Aborigicultural Impact Assessment (Hallwood Associates) Sep 2022
- PRA (Wychwood Environmental) June 23
- DAS Spheron Architects

Proposed changes:

Changes to the approved scheme are proposed which will vary the following approved plans:



The changes to the approved proposal are described and justified as follows:

- 1. Change from the two windows of the two bedrooms in the basement to two sliding doors leading out into the light well.**

Justification:

The proposed sliding doors with its maximised glazing will provide increased daylight into the basement bedrooms through the lightwell compared to the windows previously proposed.

The ability to access the lightwell space directly from the bedrooms is beneficial and improves the quality of the living condition for the bedrooms.

No adverse impact will be introduced with this change in comparison with the original proposal as the affected elevation is to the rear of the dwelling and sunken in nature. (The original proposal to finish the lower section of the exterior wall here with brick has also been omitted in this application and a railing is introduced around the perimeter of the light well to prevent falling).

- 2. Proposal of two high level windows to the basement corridor space.**

Justification:

As shown in the updated existing basement floor plan and elevation, there is already an existing window on the Southwest elevation.

This proposal seeks to reintroduce this window as well as an additional window on the same elevation to provide increased daylight into the basement corridor space via the small existing lightwell.

This proposed variation would be beneficial to the scheme and will improve the natural lighting condition of the basement corridor space without creating any adverse impact on the elevational treatment as there already exists an opening on this elevation and is at the lower level.

- 3. Proposal to raise the roof/ceiling height of the extension (study in the basement) to match the existing height of the garage/outbuilding (to be demolished).**

Justification:

As the existing garage will be demolished to be replaced by the new extension, it is reasonable that the proposal's height matches the existing height.

The current proposal that has been approved would require additional boundary treatment to prevent public trespassing across the roof from Lover's Walk due to its lower height. Therefore, this proposed variation would inherently provide the necessary boundary wall to prevent trespassing. An additional section of boundary fencing is proposed to prevent trespassing over the lower portion of the extension.

Only part of the extension is raised to the new height (not exceeding the existing) in order to ensure that this new part of the building remains, visually, as a separate entity from the retained exterior of the main house.

- 4. Retainment of the existing boundary wall to the front of the site.**

Justification:

The existing brick wall to the front of the site is proposed to be retained in order to act as tree protection measures during construction.