



Architecture + Design

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To:

Planning
London Borough of
Westminster
P.O. Box 240,
Westminster City Hall,
London,
SW1E 6QP

PLANNING STATEMENT – REAR EXTENSION -PL400

Address: 206A RANDOLPH AVENUE, W9 1PF

Planning Statement for minor amendments

RE: 21/01721/FULL

206A Randolph Avenue is a lower ground flat in a terraced flat in the London Borough of city of Westminster. It is a short walk from both Kilburn High Road Station and London Paddington Station.

Overview:

The following application seeks to vary conditions as minor material amendment.

The new proposal will only be minor changes to the design and will follow the conditions outlined from the letter 21/01721/FULL:

Condition 1 - The new proposal will follow the new drawings as listed below:

P1003 – PL401- LOWER GROUND FLOOR
P1003 – PL403 - REAR ELEVATION
P1003 – PL405 - SECTION BB
P1003 – PL406 - ROOF

The following conditions will be upheld:

Conditions 3,2,4,5

The previous drawings as approved:

PL101 E – LOWER GROUND FLOOR PLAN
PL102 – FRONT ELEVATION
PL103 D – REAR ELEVATION
PL105 D – SECTION B
PL107 – SIDE ELEVATIONS

New drawings detailing changes to rear extension:

P1003 – PL401- LOWER GROUND FLOOR
P1003 – PL403 - REAR ELEVATION
P1003 – PL405 - SECTION BB
P1003 – PL406 - ROOF

Statement:

The following changes to the proposal as outlined:

- The approved glazed roof extension has been updated to a flat roof with a rooflight (as permitted) in order to admit sufficient natural light into the property. The current sloped roof will be replaced by the flat

roof with a rooflight as mentioned. This modification will enhance the overall design of the house and create a brighter and more spacious living area.

-The rear façade will no longer be fully glazed. Instead, it is proposed to have a brick finish with a glazed bi-folding door and a projecting picture window. This design change will make the rear of the building more subservient to the area.

-The proposed lightwell will be removed from the design in order to fully utilise its maximum space.

The new proposal will only be minor changes to the design and will follow the conditions outlined from the letter 21/01721/FULL

Please consider the proposal favourably,

PEEK Architecture and Design Ltd.