

Douglas and King Architects

Planning Department
Epping Forest District Council

28th January 2021

Dear Sir or Madam,

Re: Variation of Conditions Application for Planning Application EPF/3426/18 to vary conditions 2 and 21 to allow minor alterations to the design of all proposed houses.

Please find this letter in support of the submitted Variation of Conditions application relating to Approved Planning Application EPF/3426/18. It outlines the changes proposed in this application and the drawings submitted.

Condition Clarifications:

Condition 2 – Variation of this condition to replace the following drawings: CHSs_PL_100_C, CHSs_PL_200_C, CHSs_PL_120_C, CHSs_PL_220_C, CHSs_PL_320_C, CHSs_PL_321_C, CHSs_PL_322_C. These will be replaced by the submitted drawings as listed below.

Condition 21 – Variation of this condition to allow an additional window to be inserted into the southern elevation, as shown in the submitted drawings.

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Schedule of Amendments:

This application seeks to vary the approved planning application EPF/3426/18 with the following amendments:

- A study room has been added to the loft space of each house, creating a second floor, with associated stairs and ground floor lobby added.
- A rooflight and small front window have been added to serve the new study room.
- House Type B has been removed, and the other House Types rearranged in the terrace.
- The roof forms of House Types A and C have been slightly adjusted.

Drawings Included:

This application includes the following drawings: CHSs_PL_100_D, CHSs_PL_200_D, CHSs_PL_120_D, CHSs_PL_121_D, CHSs_PL_220_D, CHSs_PL_320_D, CHSs_PL_322_D.

In addition to the updated drawings, we anticipate that a Deed of Variation to the original S106 Agreement will be required.

We hope that these amendments are deemed to be acceptable and that this application can be processed in a timely manner.

Yours faithfully,

Chris Perry

for Douglas and King Architects Ltd