

Development Management,  
London Borough of Richmond upon Thames  
Civic Centre,  
44 York Street,  
Twickenham,  
TW1 3BZ

04 09 2024

Dear Development Management,

**Application Ref:** 24/2161/VRC

**Proposal:** Variation of planning approval 22/2522/HOT - U0148954 Approved Plans

Thank you for your letter dated 2nd September 2024 requesting further information on the variations proposed. There are a number of minor variations across the scheme that are shown on the drawings included with our submission. These can be summarised as follows:

- Adjustment to glazing arrangement on rear extension to reduce the overall width of the sliding door opening so that we can use the slimmest frame system possible. This involves the introduction of a small kitchen window on the right hand side of the rear elevation.
- Raising the floor level of the rear extension slightly, reducing the excavation required and avoiding the need for underpinning to the rear and part of the side wall of the main house. This results in the number of steps between main house and extension being reduced from 2 to 1, and a reduction in the number of steps up from the lowered patio onto the existing rear lawn.
- Adjustment to the number of steps down into the proposed lowered area out the front of the coach house to ensure that the new steps in this area are of a comfortable gradient.
- Adjustment to glazing arrangement in the proposed upper ground floor office to remove the separate casement side door and omit the rooflight. We believe this neatens up the interface between the main house and the extension, and results in slimmer glazing frames on the rear extension as it does away with the need for a casement door, which will have a thicker frame than the sliding door now proposed.
- The internal door into the Utility Room on the upper ground floor is changed to a normally hinged door as opposed to the previously proposed pocket sliding door.
- The position of the screen and double doors between the entrance hall and library has been adjusted so that it is in the location of the currently enclosed archway which is being reinstated. This door will have an arched head as is shown in the recently submitted discharge of condition drawings (please see application ref 22/2522/DD03).

- The internal steps up to the office area on the upper ground floor of the coach house are omitted. The office area will now be level with the rest of the upper ground floor of the house.
- The drawings have been adjusted to reflect the final detailed proposal for the modification to the first to second floor staircase, in accordance with the drawings recently submitted for discharge of planning condition U0148971 - Larger Scale Details (please see application ref 22/2522/DD03).
- The second floor shower room layout is adjusted to include a separate shower and bath, involving retention of an existing wall that was previously proposed to be removed (along the back of the bath/shower side).
- The fenestration design to the lower ground floor front elevation of the coach house is adjusted.

Please note that this variation application should also apply to the associated listed building consent for this property (22/2523/LBC ).

Hopefully the above gives you sufficient information to validate our applications. In the meantime, if you have any questions or require any further information please do not hesitate to get in touch with us.

Yours faithfully

Andrew Breathwick  
Director | Architect  
Michael Jones Architects