

From: M MBA <mba@marcus-beale.co.uk>
Subject: Re: 1983/APP/2022/2930 69 HIGH STREET RUISLIP
Date: 27 October 2022 at 17:18:31 BST
To: Christos Chrysanthou <CChrysanthou@hillingdon.gov.uk>
Cc: Richard Hennessy <richard@manordevelopments.org>
Bcc: MBA <mba@marcus-beale.co.uk>

Many thanks for your communication.

The reason we have made the set-back smaller than the previously a approved scheme is that the bedroom layouts will not work with a T shaped floor plan. This minimum width of the bedrooms at 3 metres [as per the current application]. Please see attached from the London Plan SPG.

We cannot see what precise harm the smaller set back would have, either on outlook, amenity, or future development.
If we are to cut the plan back to the previous application, one of the bedrooms would have to revert to a single bedroom.
There is a public benefit in making the flat a 4 person flat rather than 3. At 3 persons the scheme may not be viable.

We would be grateful if you consider this response prior to determining the application.

Many thanks,
Marcus

Marcus Beale
MA Dip Arch (Cantab) RIBA FRSA EASA
director
Marcus Beale Architects Ltd
<https://www.marcus-beale.com>
e marcus.beale@marcus-beale.co.uk
t 020 8946 4141

Tuition House St. George's Road,
London SW19 4EU
A limited company: Registered No. 3577512 England. Registered Office:
87 Graham Road, London SW19 3SP. VAT No. 645 4271 37



On 27 Oct 2022, at 10:06, Christos Chrysanthou
<CChrysanthou@hillingdon.gov.uk> wrote:

Dear Mr Beale

Please can you revert the layout of Flat 3 back to how we agreed in the last application to set the side windows away from the side boundaries. The set ins are required to ensure sufficient outlook and amenity for future occupiers and not prejudice future development. To assist I have crudely marked out in red on the image below, where the walls should be.

To avoid delays in determining the application, please can you send me the revised plans reflecting the approved layout by the end of play **Wednesday 2nd November**.

Kind regards

Christos Chrysanthou
Planning Officer
London Borough of Hillingdon
Civic Centre (3N/02), Uxbridge, UB8 1UW

<image001.png>

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

<image003.png>

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