

8th August 2023

London Borough of Camden
2nd Floor,
5 Pancras Square
c/o Town Hall,
Judd Street
London
WC1H 9JE

Dear Sir / Madam:

**RE: NON-MATERIAL AMENDMENT TO THE APPROVED PLANNING APPLICATION
2020/5917/P INCLUDING REALIGNING THE CURRENTLY APPROVED ROOF TERRACE AT
GROUND FLOOR LEVEL**

AT: 131 KING HENRY'S ROAD, NW3 3RB

We wish to submit information to support the planning application outlined above. Please find enclosed the relevant drawings and design and access statement to satisfy this application.

DRAWINGS & DOCUMENTS

259-10-100 PROPOSED GROUND FLOOR PLAN
259-10-301 PROPOSED REAR ELEVATION
THIS STATEMENT

AMENDMENT

We wish for the edge of the currently approved terrace to align with the edge of the original house. The side of the terrace will remain set in from the edge of the roof (by 2620mm) with the remaining exposed roof proposed as a green roof as per planning conditions.

The width of the proposed roof terrace will be more sympathetic to the existing rear elevation; the balustrade will align more clearly with the existing lines of the building and the terrace, as a whole, will sit centrally on the elevation.

The scale of enlargement will be proportionate to the size of the roof: increasing only from 35% of the surface area of the roof to 50%. The terrace will therefore remain subordinate and will not dominate the roof as a whole.

The proposal does not impact the privacy of any neighbouring properties. The only property that may have been impacted is the lower ground floor of the adjacent neighbour, 133 King Henry's Road. The lower ground floor of 133 KHR has changed hands since the original planning application was submitted and consulted. The applicant has discussed the proposal with the new owners, who have expressed their support of this application.

In any case, as the side of the terrace will remain set back from the edge of the overall roof and a balustrade installed to restrict access past this point, the proposal does not increase the view of the neighbouring garden any more than what is currently visible from inside the applicant's property at 131 King Henry's Road (see photo below).



The risk of overlooking into habitable rooms at 133 KHR also remains restricted and minimal. We refer to a line of vision on the attached drawings (259-PL-101 Proposed Ground Floor and 259-PL-302 Proposed Rear Elevation) which shows a negligible change between the view from the original and proposed boundary of the terrace (if the viewer was standing at the deepest section of the terrace, which the applicant does not intend to do). Furthermore, the windows on either side of the two bays at 133 KHR are set at an angle and the refraction of light obscures views to inside the property.

The location of the proposed additional terrace area is consistent with the location of an existing terrace on the building of 133 KHR (see photos below). This established precedent as well as several other terraces shown on page 5 of the original planning statement supports the suitability of our proposal terrace within this conservation area.



The applicant is an owner / occupier with the property being her only home in which she wishes to raise a young family and continue residing in for the foreseeable future. She wishes to use the additional space for potted plants, allowing her to use the approved terrace as amenity space. It is worth noting that in the four years that she has owned the property, she has never sub-let the property nor does she intend to.

The proposed amendment will have no impact on the integrity of the roof form, nor will it breach any planning policies or other relevant regulations.

CONCLUSION

We believe that the proposal set out in this application represents an appropriate development of the site, and has no negative impact on this property, neighbouring properties nor the character of the Conservation Area.

Yours faithfully,

HANNAH GREEN
FOR AND ON BEHALF OF Mutiny Architecture Ltd.