

PLANNING STATEMENT

SITE ADDRESS

99a Camden Mews,
Camden,
London. NW1 9BU

Request for a Non-material Amendment to:

Planning Permission Ref: 2023/1409/P for a roof extension replacing the existing hipped roof, alterations to windows and internal alterations.

CONTACT DETAILS

Applicant's Name

Mr. Callum McClafferty

Applicant's Address

99a Camden Mews,
Camden,
London
NW1 9BU

Agents

Cannon, Morgan & Rheinberg Partnership
2 Stagenhoe Bottom Cottages,
Lilley Bottom Road, Nr. Whitwell,
HITCHIN, Herts. SG4 8JN

Brief

An inspection of the Site by the London Borough of Camden Council's Planning Services, Compliance and Enforcement Officer gave rise to a subsequent letter Ref: EN24/0637, dated 25/9/2024 from Mr. Gary Bakall on behalf the Director Culture & Environment Department of London Borough of Camden Council. The letter requested a Non-material Amendment Application to Planning Approval Ref: 2023/1409/P, to address minor discrepancies identified during the site visit and listed in other correspondence from the Council to our client, Mr. McClafferty.

Our client has instructed that the matters raised in the correspondence are to be regularised by survey, amendment of the Planning Permission referenced drawing and a submission of the requested Application.

Site Visit

A site visit was carried on Tues 15th October 2024.

Dimensions were checked using measuring staff and tape measure.

Schedule of Matters found at Variance to Approved Drawing № 2486/1/4 Rev 'C'

This schedule is to be read in conjunction with Amended Drawing № 2486/1/4 Rev 'D'

1). Side Elevation Facing 99 Camden Mews

Weathered zinc cladding (not fixed at the time of the inspection) to Attic Bedroom wall had been taken down to the original pitched roof's over-hanging gutter level. The face of the wall cladding would when complete be level with the face of the external boundary wall of 99A Camden Mews. The Approved new parapet wall to this side of the building has been reduced to extend only for the width of the terrace of 99A.

2). Rear Elevation Facing the vacant building site between Nos 246 and 252 Camden Road

Weathered zinc cladding to Attic Bedroom wall had been taken down to the original pitched roof's over-hanging gutter level. The face of the wall has been brought 90mm forward of the external brick wall's face, in-line with the existing window cill and the original overhanging gutter projections. The Approved new parapet wall to this elevation has been omitted. The positioning of the fixed obscure glazed Attic Room windows are at variance with the positioning shown on the Approved Drawing № 2486/1/4 Rev 'C'. See Amended Drawing № 2486/1/4 Rev 'D's Rear Elevation which illustrates the discrepancy).

3). Height of the Attic Bedroom Roof

The height of the existing brick gable parapet above the property's roof terrace was measured as 2170mm. The height of the constructed Attic Bedroom roof opposite to the retained unaltered Gable parapet was measured as 2520mm. The height difference from the top of the Gable to the top of the Attic Bedroom roof was 350mm. This dimension appeared to coincide with the scaled dimension of the Approved Drawing № 2486/1/4 Rev 'C', as such no drawing change was found to be necessary.