

Ref: 13A Mornington Place, London NW1 7RW

Planning Statement

This proposal relates to a variation to the previously approved planning application 2023/43641P a first floor extension to an existing family dwelling house in the heart of the London Borough of Camden.

The extension will be 75 square metres in size, consisting of two double bedrooms with en-suites and a living room, all at first floor level overlooking the private garden.

The existing ground floor kitchen and dining space will be linked to the new extension via a new staircase to the rear of the property.

The original scheme proposed external cladding in zinc standing seam. The variation proposes to use GreenCoat Plural BT. This is a sustainable and long lasting (50 year technical and 25 year aesthetic coating guarantee) product that can also be recycled once it has come to the end of its useful life. Its durability is greater than that of both zinc and aluminium. The detailing of the product will be the same as the previously proposed zinc with a standing vertical seam.

The proposed material is selected to be in a 'Tile Red' colour to be sympathetic to the existing red bricks of the original house while continuing to be an obvious new extension.

All other aspects of the proposal remain the same.