

**FAO: Case Planning Officer**  
**Camden Regeneration and Planning**  
**Development Management**  
 London Borough of Camden  
 Town Hall, Judd Street  
 London WC1H 8ND

Date: 15/03/2016  
 Our Ref: 03.01 20160315 PN-LPA Minor Material Amendments Cover Letter  
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Dear Sirs,

**Re: 5/6 Rosslyn Mews. Minor Material Amendments to Consent 2014/7873/P  
 granted on 22 July 2015**

We are pleased to have this opportunity to submit this minor material amendments application for the above application.

We have been asked by our Client to review and improve on the approved scheme. We have taken into consideration the existing layouts, feedback from the Council and previously voiced objections as well as our Client's requirements.

Following this exercise, we have completed a scheme that differs somewhat from the original scheme. In this letter we set out the main changes as well as how these address concerns:

**1. Privacy:**

- 1.1. Windows to courtyard are proposed with privacy film and to be fixed type up to 1.7 metres above finished floor level. This will mitigate direct overlooking the adjoining properties;
- 1.2. Window to the front elevation on the Second Floor has been omitted. Existing high level small fenestrations retained instead;
- 1.3. Additional windows to allow daylight in have been proposed on rear elevation facing the church. This enabled a slight decrease in the front elevation fenestrations;
- 1.4. Due to the lack of light available to the corner rooms on Ground and First floors, the openings to these have been made full height. The width has been retained and treatment remains the same as other fenestrations (fixed and pacified up to 1.7 metres above finished floor level). These are in the inner corner of the property;
- 1.5. The privacy screen to the terrace has been retained to three sides of the terrace as dictated by approved scheme;
- 1.6. The amended scheme retains the level of privacy of the approved scheme;

**2. Noise:**

- 2.1. A/C provisions are not envisaged to change from existing. Modern units provide improvement on noise levels, further screened with the taller parapet wall and enclosure;

### 3. Design and Building Size:

- 3.1. The **fenestrations** to the elevations have been **rationalised** providing design order in lieu to the slightly chaotic provisions from the original proposal. This gives the building a more elegant look within this confined space;
- 3.2. **Stair Enclosure** that towered above the building **has been omitted** (called in one of the objections as of "bulky and inappropriate presence"), replaced by a flat rooflight access. The new provisions make this lower than the perimeter parapet wall;
- 3.3. The roof terrace perimeter privacy screen is proposed in slatted timber finish in a design impeding looking towards the adjoining properties. This in conjunction with planting will provide a lighter feel/cut off mitigating the feel of an overpowering monolithic white box. This will also make it feel more appropriate in relation to the natural materials surrounding the property such as stone of the church and brick of the neighbouring properties;
- 3.4. The new oriel bay window is proposed in the same location as the existing. This mitigates changes to the status quo in relation to the effect this may have on the neighbouring properties. The roof terrace extent has been amended to suit;
- 3.5. The amended scheme is not deemed to increase the effect the approved proposal has on loss of light and views;

### 4. Drawings

Please note the new proposal drawings have been based on the actual measured survey of the existing building. There is no change to the footprint to the building, no extensions or additions to the envelope are proposed.

Drawing Number	Replaces	Content
1406-0100-AP-000_PL01	As per approved application	OS Location Plan
1406-0100-AP-001_PL01	As per approved application	Existing Ground Floor
1406-0100-AP-002_PL01	As per approved application	Existing First Floor
1406-0100-AP-003_PL01	As per approved application	Existing Second Floor
1406-0100-AP-004_PL01	As per approved application	Existing Roof Plan
1406-0100-AP-005_PL01	As per approved application	Existing South West Elevation (Front)
1406-0100-AP-006_PL01	As per approved application	Existing North East Rear Elevation
1406-0100-AP-007_PL01	As per approved application	Existing South East Side Elevation
1406-0100-AP-008_PL01	As per approved application	Existing South East Courtyard Elevation
(829)SHH020_PL01	1406-0200-AP-001_PL04	Proposed Ground Floor Plan
(829)SHH021_PL01	1406-0200-AP-002_PL03	Proposed First Floor Plan
(829)SHH022_PL01	1406-0200-AP-003_PL03	Proposed Second Floor Plan
(829)SHH023_PL01	1406-0200-AP-004_PL04	Proposed Roof Terrace Plan
Omitted	1406-0200-AP-005_PL04	Proposed Roof Plan
(829)SHH028_PL01	1406-0300-AP-001_PL04	Proposed Section AA
(829)SHH028.1_PL01		Proposed Section AA Comparison
(829)SHH029_PL01	1406-0300-AP-002_PL03	Proposed Section BB
(829)SHH030_PL01	1406-0300-AP-003_PL05	Proposed Section CC
(829)SHH024_PL01	1406-0400-AP-001_PL05	Proposed South West Front

		Elevation
(829)SHH024.1_PL01	n/a	Proposed South West Front Elevation – Comparison
(829)SHH025_PL01	1406-0400-AP-002_PL04	Proposed North East Rear Elevation
(829)SHH025.1_PL01	n/a	Proposed South West Front Elevation – Comparison
(829)SHH026_PL01	1406-0400-AP-003_PL04	Proposed South East Side Elevation
(829)SHH027_PL01	1406-0400-AP-004_PL04	Proposed North West Side Elevation
(829)SHH044_PL01	n/a	3D Model View
9304/KF/250615	As per approved application	Indicative Daylight and Sunlight Review dated 25/06/2015

We trust that the provided information, minor nature of changes and the improvement of the scheme will enable a swift resolution to this application.

Should you require any further clarification to the above, please do not hesitate to contact the undersigned.

Yours Sincerely,  
**SHH Architects | Interior Designers**



**Pawel Nawojczyk**  
 Associate  
 Architect RIBA

**encl:**  
 As listed above

**cc:**  
 Rosphil Properties Ltd