

DESIGN STATEMENT FOR
PLANNING APPLICATION



SMALL REAR INFILL AND INTERNAL RECONFIGURATION
5 MUTTON PLACE, LONDON NW1 8DF

The subject property is part of a block of flats on four floors with a mixture of tenure between private ownership and Local Authority rental.

London Borough of Camden is the Freeholder.

The applicant is a leaseholder and has had ownership of the flat for over 20 years.

The flat is on the first floor and has an internal area of 48 square metres and a terrace of 30 sq metres.

Currently arranged as a one bedroom flat, internally there is excessive circulation and waste of space

It is unusual to find such a small flat with a terrace that is so large, particularly in a central location in London

The application is for the internal reconfiguration into a more efficient and congenial arrangement for the benefit of the occupiers. An additional additional habitable room is being created which is designated as a study.

A small rear infill is proposed, which would create an additional 8 square metres of internal arrangement.

The rear extension would align with a tall separating brick boundary wall, and therefore would not have any adverse impact on the adjoining properties, that is loss of daylight, sunlight or outlook. There would also be no case of overlooking.

All materials used for the external finishes are to match the existing.

The visibility level of the proposed infill from the rear courtyard is low, due to the height of the existing dwarf wall enclosing the terrace.

A projection from the average eye level in the courtyard would have the dwarf wall on the sight line and obscuring the proposed extension.

Mutton Place is located on the Prince of Wales Road and benefits from a number of amenities, including Talacre Gardens (public open space) across the Road and Kentish Town West London Overground station within two minute's walk.

The site is also served by a number of buses and is within easy reach to Kentish Town Underground Station.

With the shortage of housing in London and with good amenity provision to the site, we are of the opinion that indeed a larger extension could possibly be justified for the site, but have opted for the option with a minimal visually intrusive impact.

We are hopeful that the application would therefore be supported.