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Our Reference: F/30

Site Address: No.3 Whittlebury Mews West, London, NW1 8HS

Site Overview

Whittlebury Mews West is a privately accessed mews consisting of 6no. dwellings in Primrose Hill. No. 3 Whittlebury Mews West is a 2 bedroom house over 3 floors, whereby the owner is seeking to create an in-fill extension over the existing roof terrace which shall match the form and style to the extension recently completed at No. 4 Whittlebury Mews West.

Planning History

Planning consent for the wider site, previously known as Dumpton Mews, was granted in 2014 for the development of the site, including the erection of 6no. residential houses. The buildings were completed in 2015 with occupation taking place at various times for each of the

The site at No. 3 Whittlebury Mews West has no individual planning history.

Planning consent was granted for a similar scheme at No. 4 Whittlebury Mews West (which the existing roof terrace is adjacent) in November 2019, reference 2019/4468/P



View of existing roof terrace towards railway tracks with new extension to No.4 shown on left hand side

Proposed Works and Justification

A new extension is proposed at the second floor level, which will act to 'infill' the existing roof terrace. The extension will form a new master bedroom serviced by a new en-suite bathroom.

The existing external wall leading on to the roof terrace will be demolished allowing for the new extension walls to be built onto the existing walls which will remain, and following the same planform as the first floor below.

The extension is designed so as to line-through with the recently completed extension to the roof of No.4 Whittlebury Mews West.

A new internal partition wall will be constructed to allow for the creation of a new en-suite bathroom. Waste services will connect into the existing SVP which rises through the same location. Water feeds are also available on the second floor.

The roof finish to the new second floor extension is to receive the relocated sedum matting so as to ensure that the SUDS strategy apportioned to the original consent is not compromised. The existing photovoltaic cells located here will be retained and their use continued.

Materials

The extension is to be constructed from a timber frame which will be affixed directly to the existing building, also constructed from timber frame. The proposed extension will be rendered using Dryvit Sand Pebble Finish in china white 310 to match the existing render.

Windows are to be constructed from powder coated aluminium in RAL7016 matt to match the existing profile and will be a combination of clear and obscured glazing as denoted on the drawings.

The roof to the proposed extension is to be covered in bituminous felt, coloured grey to match and lap in with the existing roofing felt.

Access

Access to enter the building remains unchanged.