

FAO: Kate Henry
Planning Solutions Team
Planning and Regeneration
Culture & Environment Directorate
London Borough of Camden
2nd Floor, 5 Pancras Square
London N1C 4AG

Date: 21/09/2021
Our Ref: 828.02 20210921 Supporting Statement
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Dear Kate,

Re: Winter House, 81 Swain's Lane, London, N6 6PJ - Proposed amendments to previously consented scheme (2018/5730/P and 20185731/L)

Following on from pre-planning meetings held 01/06/2021, 04/08/2021 and 17/08/2021 and advice received; we would like to propose amendments to the rear extension façade design and the addition of a skylight atop the original house.

Through the course of the pre-planning meetings, we proposed several alterations to the rear extension façade design that have been reinstated as per planning advice. Our final revision proposes amendments to the glazing and to the Cor-Ten vertical fins. In our revised proposal we have removed vertical fins in front of glazing elements as shown on (828)201_PL02 North Elevation. This is to maximise natural light and ventilation to the proposed extension while maintaining a design sensitive to the unique historical significance of the original house and listed building.

As per request through the pre-planning process we have also ensured the revised design retained the originally consented Cor-Ten fascia banding to align in terms of height with the original house. We have also retained the overhanging awning detail element.

To support this application, I attached herewith the following documents;

(828)002_PL05 Proposed Site Plan
(828)003_PL02 Proposed Site Plan
(828)020_PL02 Proposed Ground Floor
(828)027_PL01 Proposed Roof Plan
(828)201_PL02 Proposed North Elevation
(828)203_PL02 Proposed South Elevation
(828)401_PL01 Detailed Sections

These documents are to be read in conjunction with the following documents originally consented;

(828)002_PL04 Consented Site Plan
(828)003_PL01 Consented Site Plan
(828)020_PL01 GF Consented Layout (1_2)
(828)021_PL02 GF Consented Layout (2_2)
(828)201_PL01 Consented North Elevation
(828)203_PL01 Consented South Elevation

With regards to the proposed addition of the Skylight to the roof of the original house we have attached revised Site Plans and a Roof Plan indicating size and location. This skylight is situated directly above the stairwell and is openable. This has been included in our revised design as our clients and occupants have noted the build up of substantial heat in the summer to the original house.

The plan and street elevation provided on sheet (828) 027_PL01 Proposed Roof Plan has been included to demonstrate the skylight will not be visible to neighbours or pedestrians. This item was missed off the return pre-application letter dated 19/08/2021 **(ref:2021/1883/PRE)** as this was discussed on the initial meeting and subsequently forgotten to be raised again upon the final meeting as an item on the agenda.

The proposed changes do not affect the existing sustainability aspects of the build or the Basement as noted in the pre-application letter. We look forward to your response on these proposed amendments to the approved plans.

Yours Sincerely,
SHH Architects | Interior Designers



Cody Verney
Architectural Designer
MArch, BDes (Arch) (Hons)

encl: abovementioned

cc: file
SHH, Katie Anson
SHH, Stuart McLauchlan