

31/05/2022

Re: Amendment to Planning Application 2020/5626/P

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To: Development Management  
Regeneration and Planning  
London Borough of Camden

Application ref: 2020/5626/P

Property Address: 55 Princess Road  
London NW1 8JS

Applicants: Larysa Kwintkiewicz and Rajesh Chandy

Agent/Architect: Ms Heidi Rosenwald, Director Mens et Manus Ltd. RIBA ARB

## Mens et Manus.

### Amendments to the Proposed Scheme

The application relates to amendments being sought for approved alterations previously granted by Camden Council (ref.: 2020/5626/P; approval granted 06/05/2021).

This statement supports an application for amendments to the approved scheme. Consent is being sought for material amendment and include:

1. Construction of two (2) symmetrical dormers at the third-floor extension with wood frame double glazed sash windows in lieu of the approved flush roof windows ("velux" type) on the street elevation.
2. Removal of portion of the non-original, infill masonry parapet wall at the third-floor level rear elevation.

These amendments are proposed because of internal layout alterations that have occurred during construction.

Works to the property commenced in March 2022.

## Amendment 1:

*Construction of two (2) symmetrical dormers at the front elevation of the third-floor extension to replace the approved roof windows.*

1. The approved scheme included (2) "velux" type roof windows to sit within the slope of the street-facing mansard roof. These were aligned to the second-floor windows below.
2. The amended design proposes to construct (2) dormers at the third-floor extension to replace the roof windows. The dormers would align with the second-floor windows below.
3. Each dormer would have a painted white wood frame sash window to match the existing like-for-like with double glazing.

### 3. *Material.*

There are no further changes to the material proposed. The flat roof remains GRP as approved, the mansard roofs remain "natural slate" tiles as approved. The windows will be wood frame, painted white with dimensions and profiles to match the existing like-for-like.

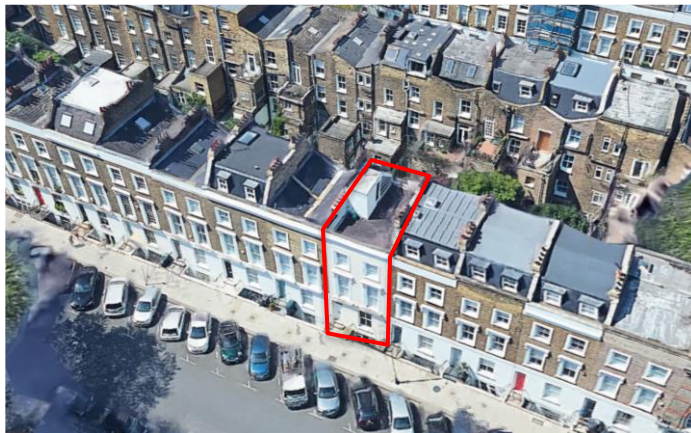
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### 4. *Light pollution and Overlook*

The change on the street elevation from roof windows to dormers will not significantly impact the spill of artificial light. There are numerous existing window openings at the roof level all along Princess Road. The addition of two windows will not impact the street or neighbouring properties which already are overlooked and experience light spill due to the built-up nature of the street.

### 5. *Contributing to Conversation area*

The use of (2) dormers on the street elevation of the loft/third floor level is a design approach commonly found along Princess Road. #55 will match the neighbouring property, #57, which also has (2) dormers. While roof windows are also found along Princess Road, more loft conversions have opted for dormers. The change to dormers is congruous with the existing architectural elements already present.



55 Princess Road (Application Property) highlighted

## Amendment 2:

*Partial removal of the non-original, infill masonry parapet wall at the third-floor level on the rear elevation.*

The approved scheme maintained the masonry parapet and added a black painted metal rail, matching those found elsewhere on the outdoor terraces at the rear elevations.

The existing parapet is non-original and was added as infill. It is a poor state of repair with loose bricks and mortar.

The amended design proposes to remove a portion of the existing parapet wall to level the cill line and create a symmetrical cill line across the rear elevation.

### 3. *Material.*

There are no changes in material proposed. The lowered parapet wall will remain masonry with a soldier row at the top course. The railing design remains as approved, namely a black painted metal rail to match others found on neighbouring properties.

### 4. *Overlook*

The rear facing elevations of the properties along Princess Road already are overlooked due to the built-up nature of the area. Lowering the existing cill will not increase the overlook anymore than already exists.

### 5. *Contributing to Conversation area*

The rear parapet wall was infilled by the previous owners when the roof was converted to a roof terrace. It is asymmetrically arranged with one section having a lower cill height and the other a higher cill height. A 60mm black metal horizontal post fills in the area with the lower cill.

The approved scheme added a black painted metal rail, matching those found elsewhere on the outdoor terraces at the rear elevations.

The amended scheme proposes to lower the cill to achieve a symmetrical parapet and continue the black metal rail across the opening.

The proposal will provide a more appealing architectural treatment of the third-floor rear elevation because it will make-good the masonry, create a symmetrical parapet wall and simplify the railing design so that it is no longer only an in-fill element.

**Mens et Manus.**