

14/06/2022

Re: Non-Material Amendment to Planning Application 2020/5626/P

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.

Non-Material Amendment to the Proposed Scheme

The application relates to a non-material amendment 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 a minor amendment to the approved scheme. Consent is being sought for a non-material amendment, namely:

1. Raise a 1980mm long segment of the existing party wall between #55 and #57 by (2) brick courses. The section of wall is not visible from the street or gardens as it sits between two chimney stacks.

This amendment is necessary to fit the flashing at the roof/wall line because the existing party wall is not high enough.

Works to the property commenced in March 2022.

Retrospective permission is being sought.

Amendment:

Raise a 1980mm long segment of the existing party wall between #55 and #57 by (2) brick courses.

1. The approved scheme did not include any works to the party wall between #55 and #57 Princess Roads.
2. During construction, it was noted that the floor of the existing loft was not level; works to level the new floor meant the new roof line sat higher than anticipated and the existing height of the shared party wall was too low to allow for the required lead flashing detail between the new roof and the wall.
3. The amended design proposes to carefully remove the existing coping stones, add (2) courses of London yellow brick to match the existing and re-install the stone coping.
4. The section of wall that requires raising sits between (2) existing chimney stacks. The segment being raised is therefore not visible from the street or gardens.

Mens et Manus.

Material.

There are no further changes to the material proposed. The new bricks match the existing and are both London yellow masonry. Reusing the existing stone coping further ensures that the proposed addition will match the existing like-for-like.



Party wall between 55 (Application Property) and 57 Princess Road.
Raised wall highlighted.