

18th October 2022

London Borough of Camden
2nd Floor,
5 Pancras Square
c/o Town Hall,
Judd Street
London
WC1H 9JE

Dear Sir / Madam:

RE: ADDITION OF A ROOF TERRACE OVER COMPLETED REAR EXTENSION

64 ST AUGUSTINE'S ROAD, LONDON, NW1 9RP

We wish to submit information to support the planning application outlined above. Please find enclosed the relevant drawings and design and access statement to satisfy this application.

DRAWINGS

212-02_EXT-010 SITE LOCATION PLAN
212-02-EXT-099 EXISTING LOWER GROUND PLAN
212-02-EXT-100 EXISTING GROUND FLOOR PLAN
212-02-EXT-101 EXISTING FIRST FLOOR PLAN
212-02-EXT-102 EXISTING SECOND FLOOR PLAN
212-02-EXT-103 EXISTING ROOF PLAN
212-02-EXT- 200 EXISTING SECTION AA
212-02-EXT-300 EXISTING FRONT ELEVATION
212-02-EXT-301 EXISTING REAR ELEVATION
212-02-EXT-302 EXISTING SIDE ELEVATION
212-02-PRP-099 PROPOSED LOWER GROUND PLAN
212-02-PRP-100 PROPOSED GROUND FLOOR PLAN
212-02-PRP-101 PROPOSED FIRST FLOOR PLAN
212-02-PRP-102 PROPOSED SECOND FLOOR PLAN
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212-02-PRP- 200 PROPOSED SECTION AA
212-02-PRP-300 PROPOSED FRONT ELEVATION
212-02-PRP-301 PROPOSED REAR ELEVATION
212-02-PRP-302 PROPOSED SIDE ELEVATION

LOCATION

The application site is located on St Augustine's Road, within the borough of Camden, and within the Camden Square Conservation Area as designated by the Local Planning Authority.

The property is situated on a residential street, some of which remain as single family houses, whilst others have been converted into flats.

SITE ANALYSIS - PLANNING HISTORY

The property at 64 St Augustine's Road is a four storey, semi-detached property, which was historically converted into four independent residential units.

More recently, the building has been extended in accordance with approved planning application 2020/5378/P, and reconfigured in to three larger independent residential units. The implemented approval includes external amenity space on the ground and first floors, which are enclosed but painted steel balustrades.

DESIGN PROPOSAL

This application seeks approval for the use of the existing second floor flat roof to be used as external amenity space for the adjoining residential unit.

The roof terrace would be created by removing the existing timber sash window within the rear façade, enlarging its opening, and installing a new set of timber doors in its place. The size, design and alignment of the doors would match the existing below.

A painted steel balustrade would be installed around the terrace, to match the existing below.

With regard to overlooking, a large number of the buildings along St Augustines Road, including the application building and joining neighbour, have been converted into flats with raised, rear facing terraces. As such, it is considered that the ability to overlook neighbouring amenity space is very much with the nature of the existing site.

A similar terrace at second floor level can be seen on neighbouring 70 St Augustines Road, which appears in approved planning drawings REF 2016/2289/P.

Kind Regards

JOE ASHTON

FOR AND ON BEHALF OF Mutiny Architecture Ltd.