

Property: 84C Chenies Mews, London WC1E 6HU
Application Ref: 2009/1858/INVALID
Date: 25 May 2009



Flat C, 84 Chenies Mews, London WC1E 6HU (the "Property")
**Design and Access Statement in relation to retrospective listed building consent
for the historic installation of an air conditioning unit**

1. INTRODUCTION

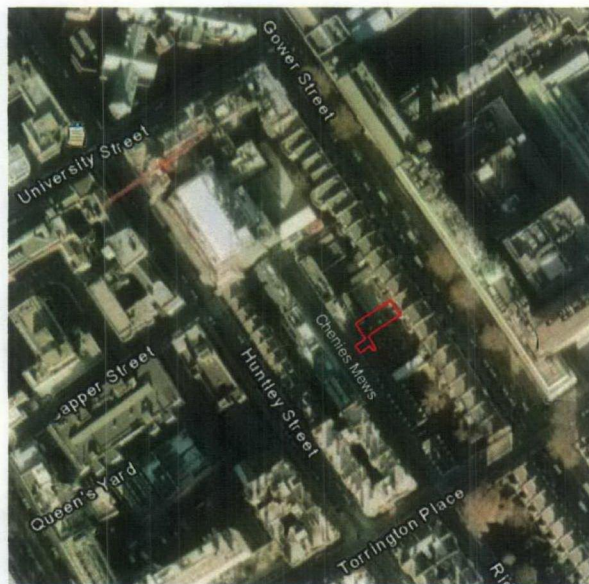
This design and access statement (DAS) is submitted for the retrospective application of the air conditioning unit that was installed by the previous owner on the roof of the Property when it was converted to a flat in 1996.

Pre-application advice was sought for this application and the applicant received the recommended course of action from Camden Council Planning Department in Feb 2009. This application follows that advice and attempts to legalise the installation of the air conditioning unit through a Certificate of Lawfulness and retrospective Listed Building Consent.

To support the Certificate of Lawfulness the applicant has provided evidence to date the air conditioning unit and a Statutory Declaration regarding its installation.

Site and surrounding context

The site is located between Chenies Mews and Gower Street (see aerial view):



Aerial view of the site and surrounding context

The site is surrounded on all sides by buildings with access to the Property via a communal entrance in Chenies Mews. Importantly, the Property cannot be seen from Chenies Mews or Gower Street.

The Property has a patio to the rear of the site providing some 36 square metres of outdoor space. The Property has a flat roof which is surrounded by parapet walls on three sides and a high level blank wall on the fourth side.

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A tile finished domestic hipped roof is located on one side of the property (roof belongs to 84B Chenies Mews) and a more industrial flat metal roof with upstanding rooflights is located on the other side (this is the rear of 107 Gower Street). To the front and rear of the site are 4-5 storey buildings i.e. 86 Chenies Mews and 105 Gower Street respectively.



View of the existing roof and surrounding site.



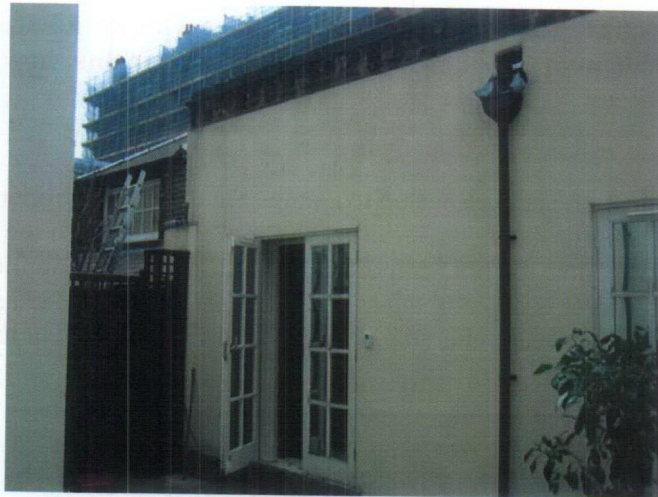
Blank rear wall to Chenies Mews side of the property



Rear Patio area

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Patio area

Listed Status – Curtilage Structure?

In previous discussions regarding the Property the Camden Planning Department has referred to a 1913 OS Map which showed a building located behind 103 Gower Street (which is Grade II listed). Therefore it was presumed the Property was a curtilage structure, hence the reason for seeking retrospective Listed Building Consent in this application.

However, 84C Chenies Mews (the “Property”) is actually located behind 105 Gower Street (also Grade II), and the applicant has since discovered that there is no building in the garden of 105 Gower Street on the 1913 OS Map. Therefore it may be debatable whether the Property is in fact a curtilage structure (please confirm). **In any event this DAS should hopefully serve the purpose for this application.**

It is certainly the case that the Property is not physically connected to 103 or 105 Gower Street, it is also under a separate title at Land Registry. The Property is a more contemporary design to the town houses in Gower Street, being more consistent with the industrial look of the medical buildings of Chenies Mews. The Property was almost certainly built or modified some time after the Gower Street properties which date back to the late 18th century. Finally, we learned from a previous application and the Conservation Officer’s report that any architectural interest regarding the Listing lies with the Gower Street properties.

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