

THE PLANNING MANAGER
PLANNING SERVICES
CAMDEN COUNCIL
CAMDEN TOWN HALL
ARGYLE STREET
LONDON WC1H 8EQ

MIKE LIM
ARCHITECTURAL DESIGNER
25 WOODWARDE ROAD
DULWICH, LONDON, SE22 8UN
07908262485
mtecl2@gmail.com

as appointed agent to

2015.02.04

NO. 14 BROWNLOW MEWS, LONDON, WC1N 2LD
SUBMISSION FOR HOUSEHOLDER PLANNING CONSENT

Mr THEO WIEDER
14 BROWNLOW MEWS
LONDON, WC1N 2LD

Dear Madam / Sir

PROPOSAL: The conversion of an internal garage at ground floor and the addition of a roof terrace to a 4 storey mews house within Brownlow Mews.

As appointed agent to Mr Theo Wieder, the Applicant and owner occupier of No. 14 Brownlow Mews, we are seeking Householder planning consent for a proposal to alter the existing dwelling at No.14.

The proposed new design includes:

- The addition of an accessible roof terrace that is not visible from the street enhancing existing property amenity
- A reconfigured ground floor interior layout to create a contemporary dwelling suitable for a modern family.

Please find included the following documents:

1. Application form for Householder Pre-Application advice
2. Design & Access Statement
3. Drawing Package [Inc. existing and proposed plans, elevations and section]

The proposal is based on a refined and subtle design that responds to the Site's conditions within the Bloomsbury Conservation Area. It has been appropriately developed to ensure that the amenity of the neighbouring properties is not sacrificed, creating no new conditions of overlooking nor impacting on any existing shared open space. We have sought pre-application advice to ensure that the proposal will blend into the area and significantly improve the living conditions within the house.

Furthermore, the internal reconfiguremnt of the existing condition at ground floor, aims to readdress an out-dated design based around a garage. Initially a service house for its larger counterpart on Gray's Inn Road, the internal configuration and layout is not suitable for a contemporay individual dwelling. The proposed redesign aims to readdress this and increase the properties suitability for a modern family by removing the existing internal garage and converiting it to usable domestic space.

By providing designated bicycle storage space, the owner aims to promote a more sustainable life style in accordance with the revised 2004 London Plan's approach to domestic parking. This 'change of use' from a garage to a living room is a common feature within the area as demonstrated by the neighbouring property 16 Brownlow Mews, which has successfully redesigned their internal layout to great effect.

Having sought pre-application planning advice from the Council in December 2014, the proposal has been adjusted and amended to ensure compliance with the council's planning policy and ensure the project engages and contributes with its local context. A copy of the Council's pre-application advice is included as an appendix to the submitted Design and Access statement.

THE PLANNING MANAGER
PLANNING SERVICES
CAMDEN COUNCIL
CAMDEN TOWN HALL
ARGYLE STREET
LONDON WC1H 8EQ

MIKE LIM
ARCHITECTURAL DESIGNER
25 WOODWARDE ROAD
DULWICH, LONDON, SE22 8UN
07908262485
mtecl2@gmail.com

as appointed agent to

2015.02.04

NO. 14 BROWNLOW MEWS, LONDON, WC1N 2LD
SUBMISSION FOR HOUSEHOLDER PLANNING CONSENT

Mr THEO WIEDER
14 BROWNLOW MEWS
LONDON, WC1N 2LD

The current breakdown of areas is as follows:

EXISTING	Living	Parking	Amenity
00	24sqm	16sqm	19sqm
01	32sqm	-	-
02	32sqm	-	-
03	29sqm	-	5sqm
RF	-	-	-

TOTAL INTERNAL: 133sqm

TOTAL EXTERNAL AMENITY: 24sqm

The proposed breakdown of areas is as follows:

PROPOSED	Living	Parking	Amenity
00	34sqm	5sqm	19sqm
01	32sqm	-	-
02	32sqm	-	-
03	29sqm	-	5sqm
RF	-	-	20sqm

TOTAL INTERNAL: 133sqm

TOTAL EXTERNAL AMENITY: 44sqm

We have engaged the neighbours and owners of the adjacent properties all of whom welcome and encourage our application based on its sensitive approach and the benefits of reinforcing the familiar domestic nature of the proposal within the local community.

Based on existing precedents, positive pre-application advice from the council and considering the positive effect that we believe the design would have we respectfully request planning permission be granted.

Yours Faithfully



MIKE LIM
on behalf of Mr Theo Wieder