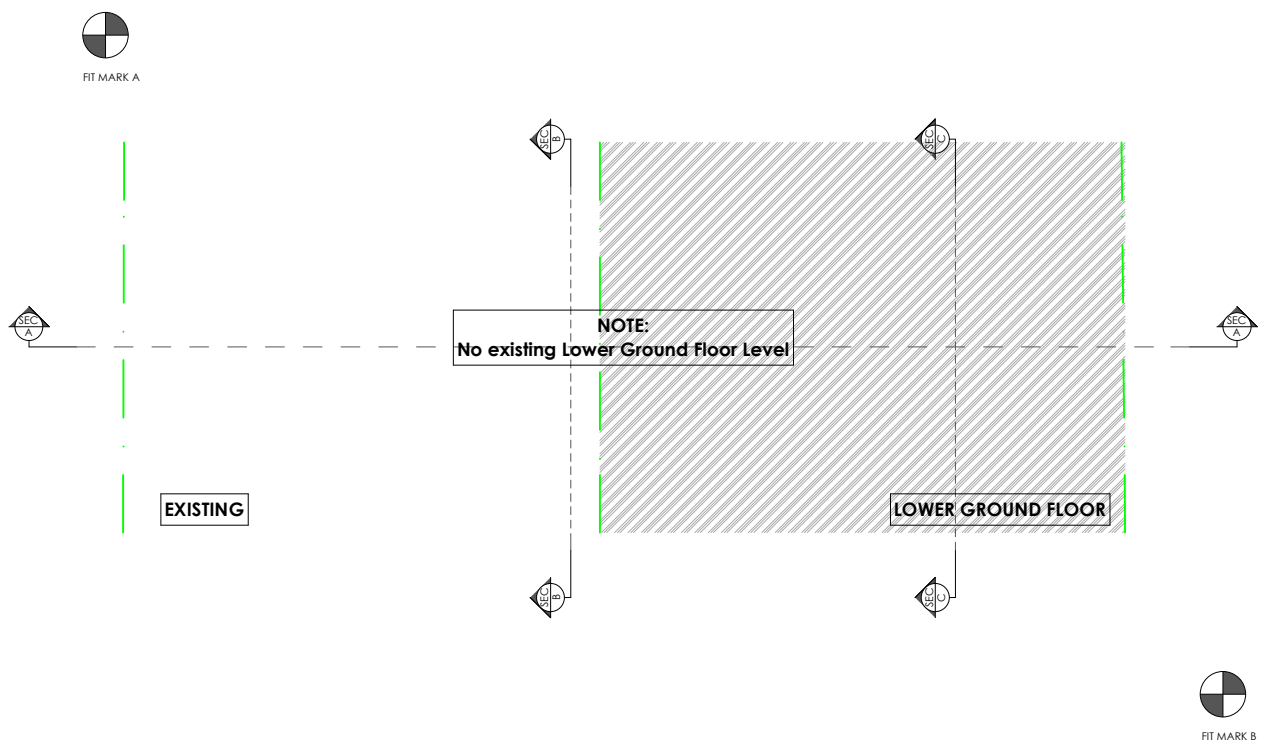


NOTE:  
Please refer to recently approved applications as follow:

**6 Railey Mews:**  
**2010/2249/P**  
Approval for Change of use from abandoned building to C3 Dwelling  
**2011/0557/P**  
Erection of mansard roof extension to abandoned mews building and insertion of new windows and doors to street facing façade.

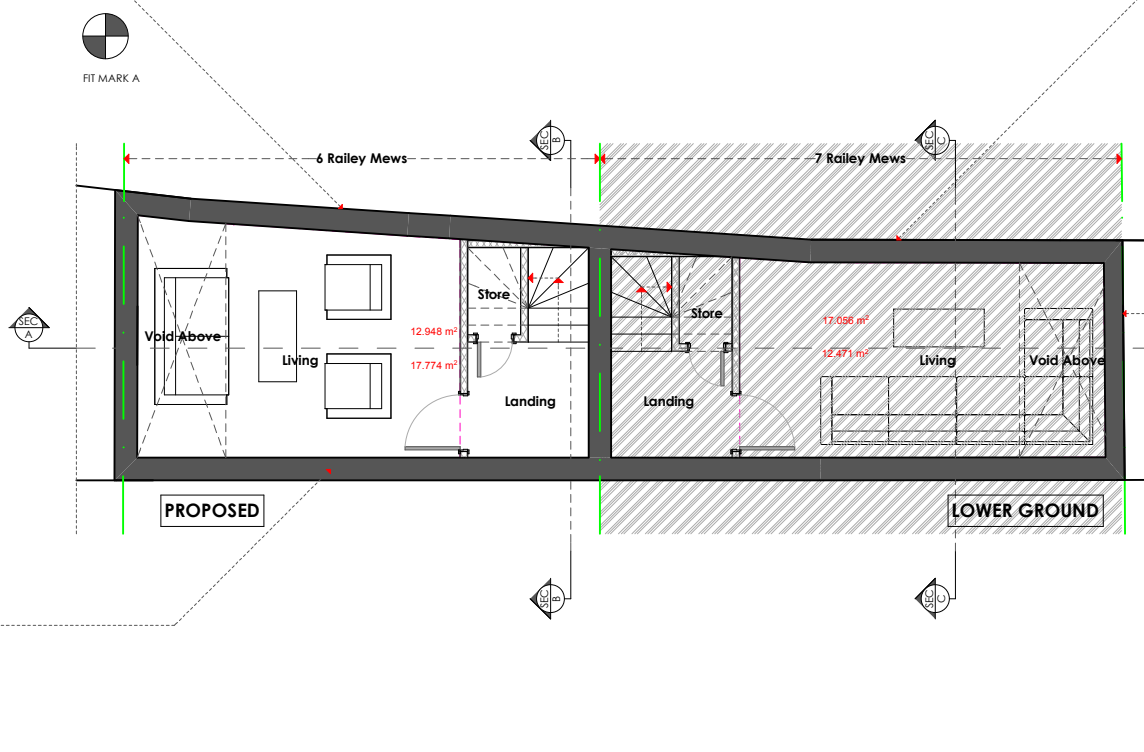
**7 Railey Mews:**  
**2009/5396/P**  
Approval of Certificate of Lawfulness for continued use as C3 Dwelling  
**2011/0564/P**  
Erection of mansard roof extension to existing dwelling house (Class C3)  
**2011/0760/P**  
Excavation of basement to provide additional accommodation for single dwellinghouse (Class C3).

This application progresses from previous approvals.



NOTE: This planning application is only required for creation of Lower Ground Floor at 6 Railey Mews floor to an anomaly within the planning system: Permitted Development rights cannot be utilised for No.6 Railey Mews until the property has been made habitable. Permission has been granted for Lower Ground Floor to No.7 Railey Mews already as per 2011/0760/P. Should this new application be refused our client will be forced to build No.6 Railey Mews as approved to make the property habitable and then implement his Permitted Development rights to create the Lower Ground Floor. This would mean additional site works and disturbance to neighbouring properties and also great additional expense to our client and to his daughter who is to move into this property once works are concluded.

NOTE: Lower Ground Floor extension already approved for 7 Railey Mews under application 2011/0760/P



Lower Ground Floor walls to be constructed in re-enforced concrete laid in sequence to underpin existing property. Internal membrane by Newton, Delta or equivalent allow for internal drainage of wall to proposed waste route. All works in compliance with GPDO as contained within footprint of existing property - no external lightwells required.

Lower Ground Floor walls to be constructed in re-enforced concrete laid in sequence to underpin existing property. Internal membrane by Newton, Delta or equivalent allow for internal drainage of wall to proposed waste route. All works in compliance with GPDO as contained within footprint of existing property - no external lightwells required.

Notes:  
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Check all measurements against scale below.  
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Rev.	Date	Dwn.	Description
-	18.04.11	GMH	Issued to Camden Development Control as part of Planning Application
A	06.06.11	GMH	Drawing set split, titleblocks adjusted. Issued to Camden Development Control as part of Planning Application

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Information   
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Construction

**6 Railey Mews**  
**Existing & Proposed:**  
**Lower Ground Floor Plan**

Scale(s): **1:50 @ A1**  
**1:100 @ A3**

Date: **12.04.11**  
Project No.: **AG150d 001**

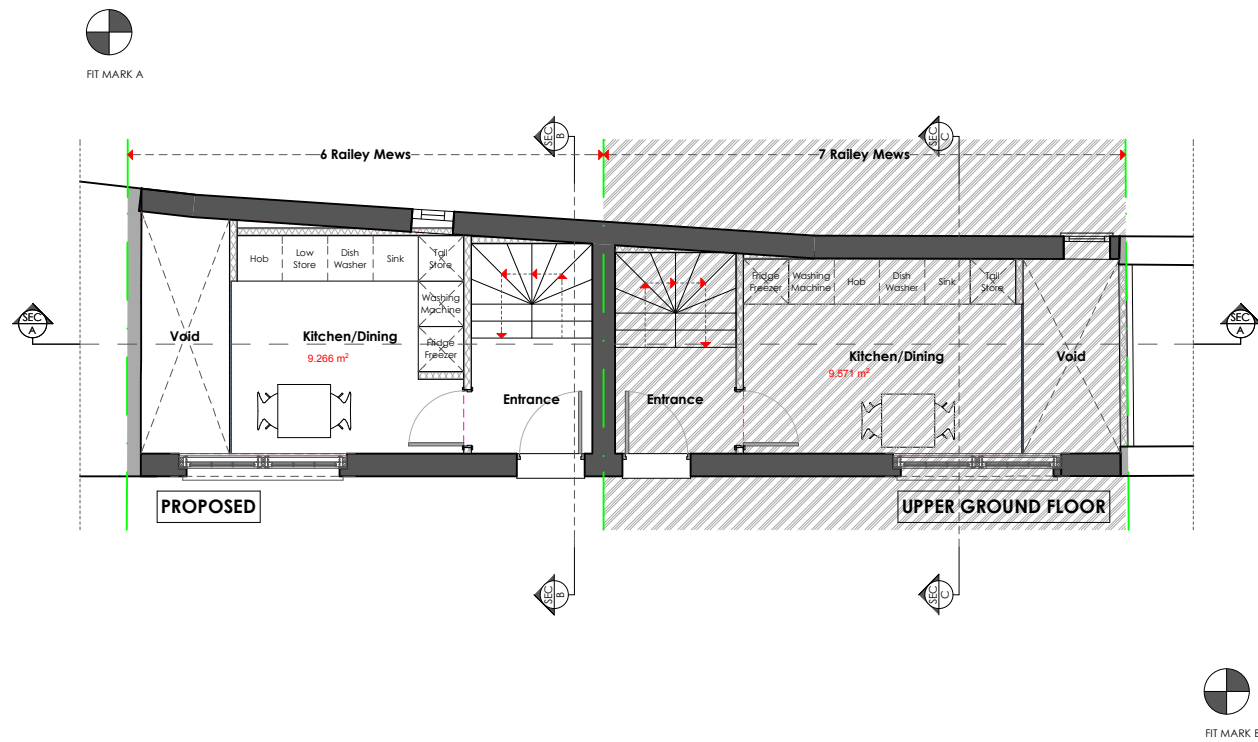
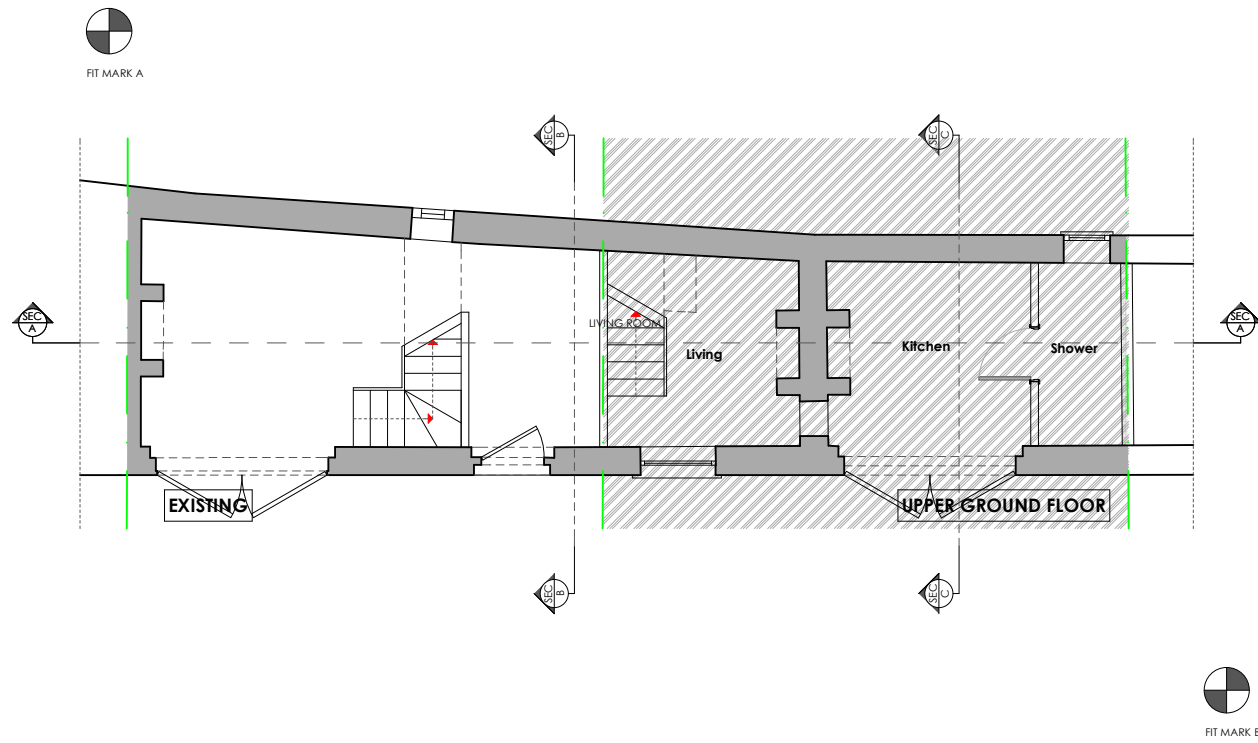
Dwn. by: **GMH**  
Chd. by: **GMH**  
Rev.: **(A)**

NOTE:  
Please refer to recently approved applications as follow:

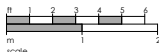
**6 Railey Mews:**  
**2010/2249/P**  
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This application progresses from previous approvals.



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**6 Railey Mews**

**Existing & Proposed:  
Upper Ground Floor Plan**

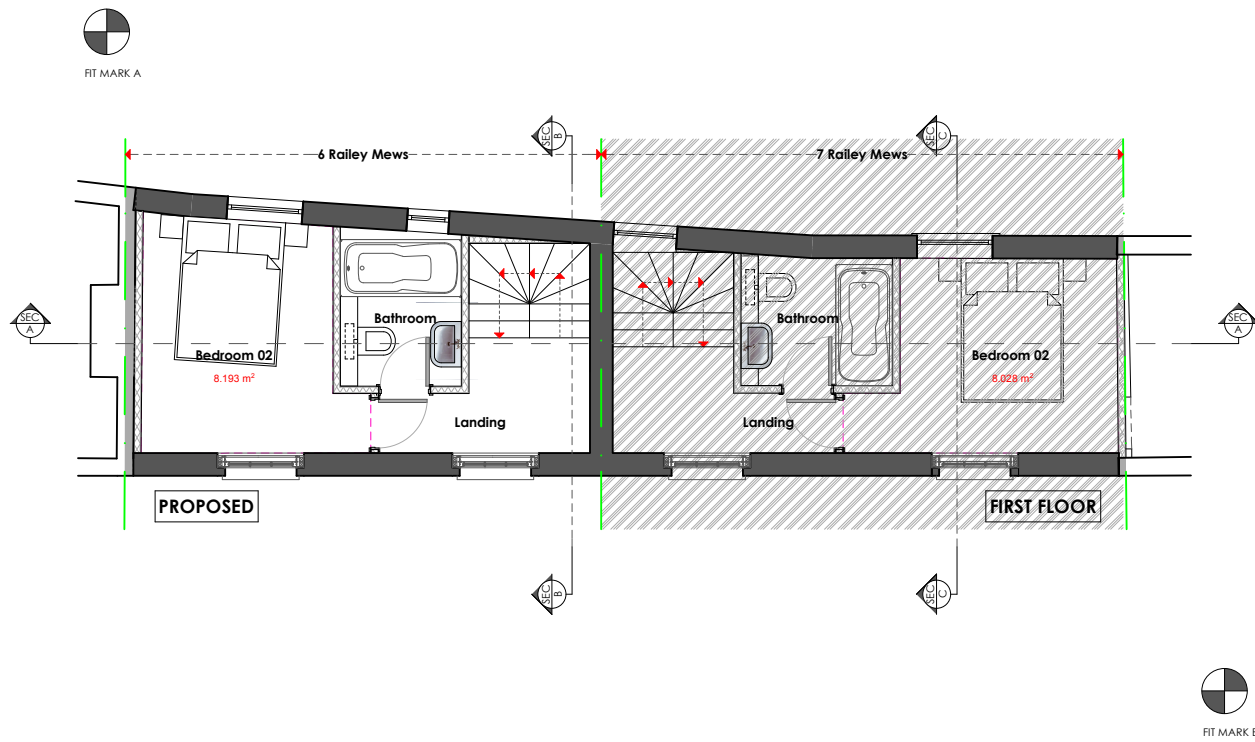
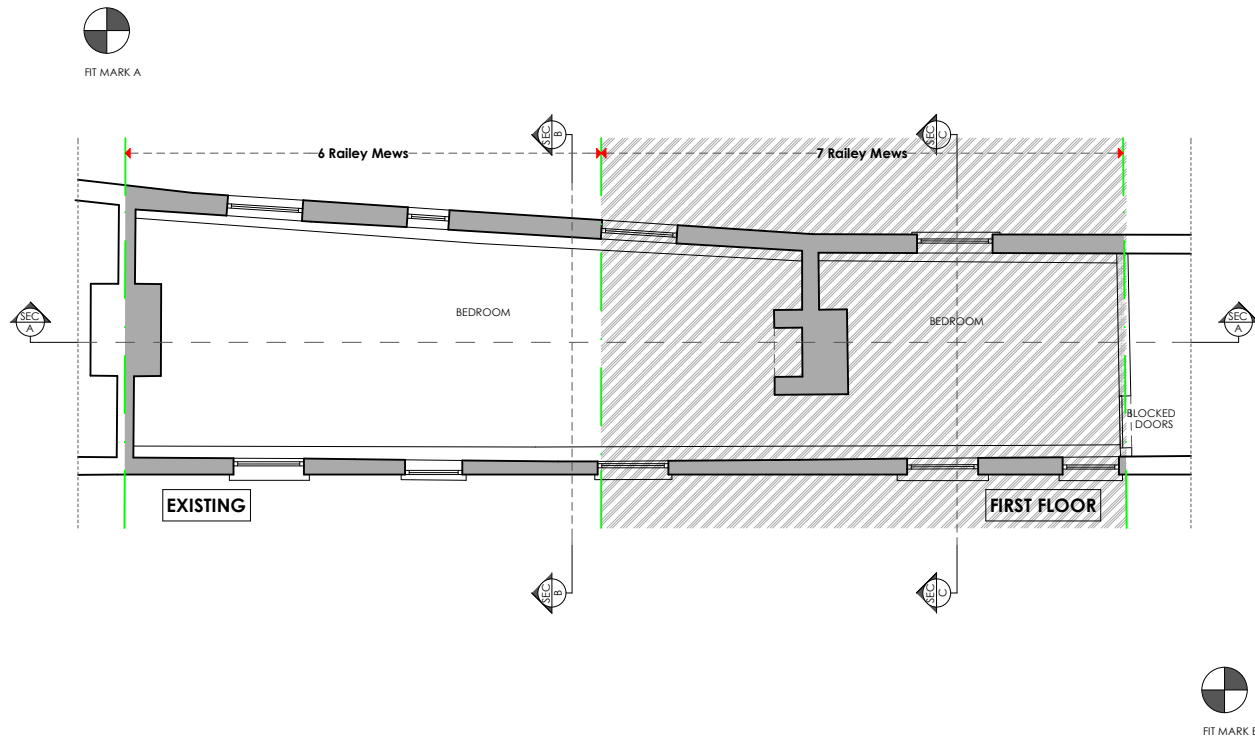
Scale(s):	Date:	Dwn. by:	Chd. by:
<b>1:50 @ A1</b>	12.04.11	GMH	GMH
<b>1:100 @ A3</b>	Project No.:	Drawing No.:	Rev.:
AG150d	002		(A)

NOTE:  
Please refer to recently approved applications as follow:

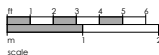
**6 Railey Mews:**  
**2010/2249/P**  
Approval for Change of use from abandoned building to C3 Dwelling  
**2011/0557/P**  
Erection of mansard roof extension to abandoned mews building and insertion of new windows and doors to street facing façade.

**7 Railey Mews:**  
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Approval of Certificate of Lawfulness for continued use as C3 Dwelling  
**2011/0564/P**  
Erection of mansard roof extension to existing dwelling house (Class C3)  
**2011/0760/P**  
Excavation of basement to provide additional accommodation for single dwellinghouse (Class C3).

This application progresses from previous approvals.



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**6 Railey Mews**

**Existing & Proposed:  
First Floor Plan**

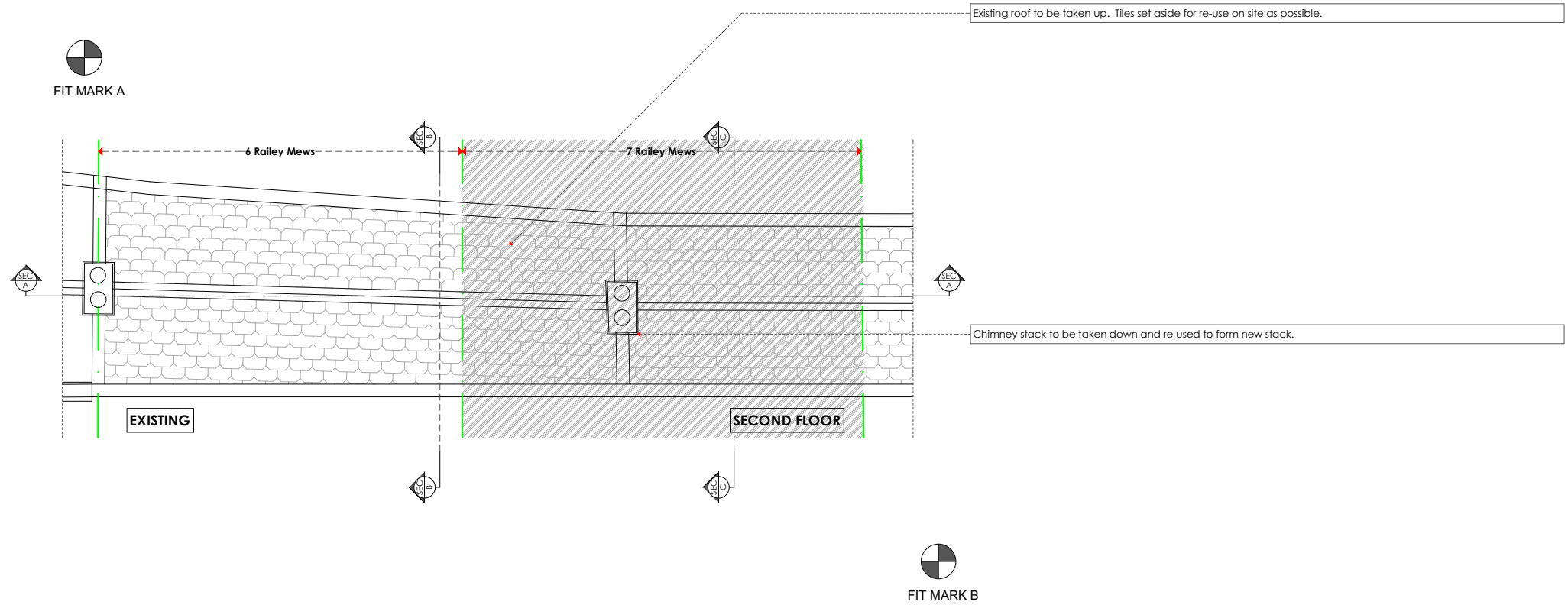
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1:50 @ A1	12.04.11	GMH	GMH
1:100 @ A3			
Project No.:	Drawing No.:		Rev.:
AG150d	003		(A)

NOTE:  
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**2011/0557/P**  
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**7 Railey Mews:**  
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**2011/0760/P**  
Excavation of basement to provide additional accommodation for single dwellinghouse (Class C3).

This application progresses from previous approvals.



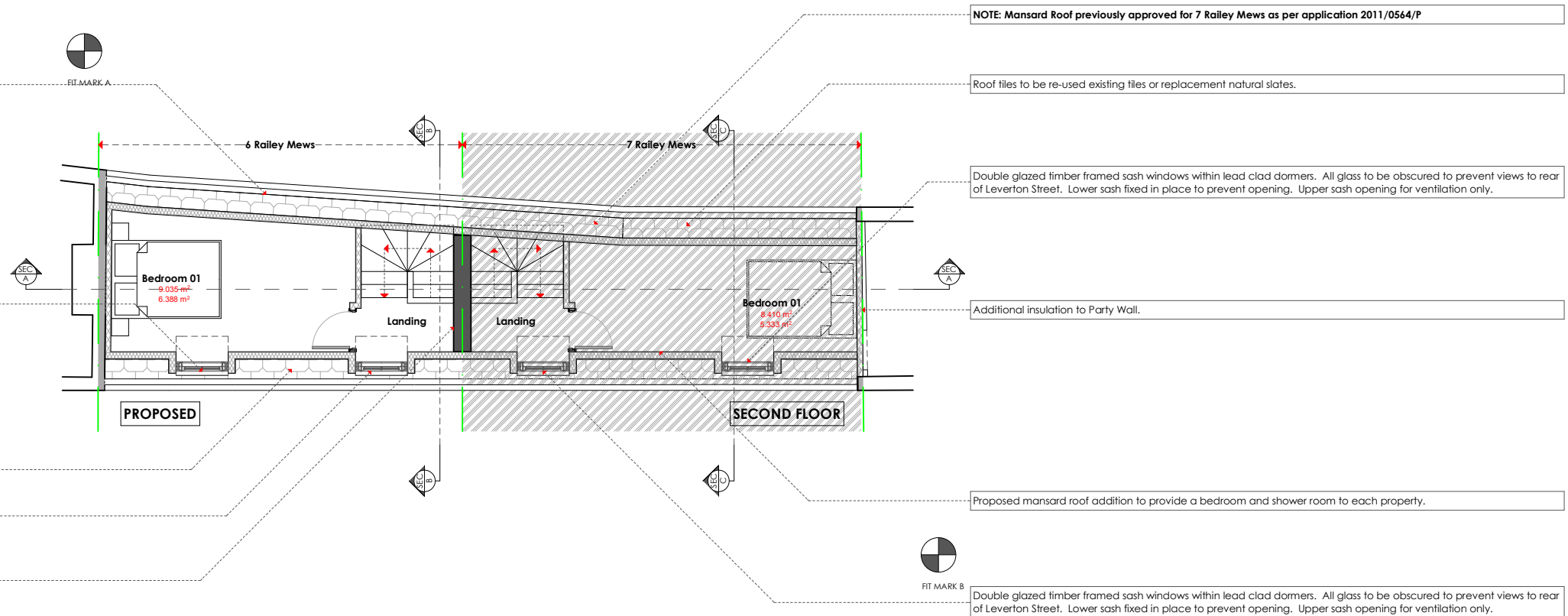
Lead lined box gutter behind parapet wall. Parapet wall made up in brickwork to match existing. Concrete coping stone decorated with Dulux Wethersield in Brilliant White.

Double glazed timber framed sash windows within lead clad dormers. All glass to be obscured to prevent views to rear of Leverton Street. Lower sash fixed in place to prevent opening. Upper sash opening for ventilation only.

NOTE: Mansard Roof previously approved for 6 Railey Mews as per application 2011/0557/P

Double glazed timber framed sash windows within lead clad dormers. All glass to be obscured to prevent views to rear of Leverton Street. Lower sash fixed in place to prevent opening. Upper sash opening for ventilation only.

Proposed Party Wall between 6 & 7 Railey Mews.



NOTE: Mansard Roof previously approved for 7 Railey Mews as per application 2011/0564/P

Roof tiles to be re-used existing tiles or replacement natural slates.

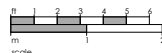
Double glazed timber framed sash windows within lead clad dormers. All glass to be obscured to prevent views to rear of Leverton Street. Lower sash fixed in place to prevent opening. Upper sash opening for ventilation only.

Additional insulation to Party Wall.

Proposed mansard roof addition to provide a bedroom and shower room to each property.

Double glazed timber framed sash windows within lead clad dormers. All glass to be obscured to prevent views to rear of Leverton Street. Lower sash fixed in place to prevent opening. Upper sash opening for ventilation only.

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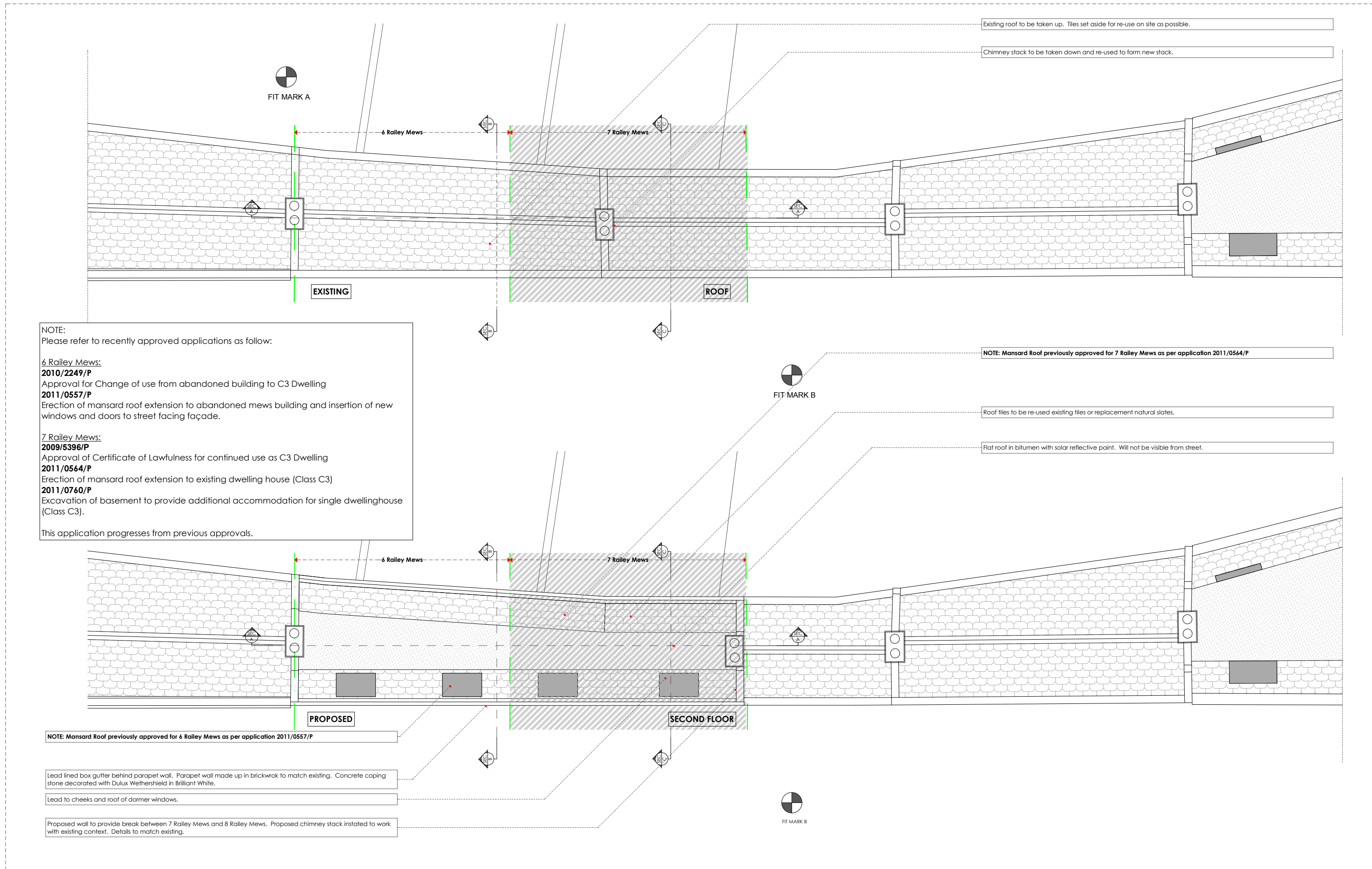
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- Comment
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- Tender
- Contract
- Construction

**6 Railey Mews**

**Existing & Proposed:  
Second Floor Plan**

Scale(s):	Date:	Dwn. by:	Chd. by:
1:50 @ A1	12.04.11	GMH	GMH
1:100 @ A3			
Project No.:	Drawing No.:		Rev.:
AG150d 004			(A)





NOTE:  
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**7 Railey Mews:**  
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**2011/0760/P**  
 Excavation of basement to provide additional accommodation for single dwellinghouse (Class C3).

This application progresses from previous approvals.

NOTE: Mansard Roof previously approved for 6 Railey Mews as per application 2011/0557/P

Lead lined box gutter behind parapet wall. Parapet wall made up in brickwork to match existing. Concrete coping stone decorated with Dulux Wethershield in Brilliant White.

Lead to cheeks and roof of dormer windows.

Proposed wall to provide break between 7 Railey Mews and 8 Railey Mews. Proposed chimney stack instated to work with existing context. Details to match existing.

Existing roof to be taken up. Tiles set aside for re-use on site as possible.

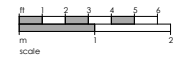
Chimney stack to be taken down and re-used to form new stack.

NOTE: Mansard Roof previously approved for 7 Railey Mews as per application 2011/0564/P

Roof tiles to be re-used existing tiles or replacement natural slates.

Flat roof in bitumen with solar reflective paint. Will not be visible from street.

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**6 Railey Mews**  
**Existing & Proposed:**  
**Roof Plan**

Scale(s):  1:50 @ A1  
 1:100 @ A3

Date: 12.04.11  
 Project No.: AG150d 005

Dwn. by: GMH  
 Chd. by: GMH

Rev.: (A)