

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).

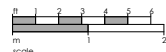
This application progresses from previous approvals.



EXISTING

ELEVATION 01

Notes:
Figured Dimensions take precedence over scaling.
Check all measurements against scale below.
All dimensions to be checked and verified on site prior to being put in hand.
Better to ask once than build twice: if in doubt ASK.



Rev.	Date	Dwn.	Description
-	18.04.11	GMH	Issued to Camden Development Control as part of Planning Application

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PURPOSE OF ISSUE

- Information
- Comment
- Consents
- Building Control
- Tender
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- Construction

7 Railey Mews

Existing:
Elevation 01 (Street)

Scale(s)	Date:	Dwn. by:	Chd. by:
1:50 @ A1	12.04.11	GMH	GMH
1:100 @ A3			
Project No.:	Drawing No.:		Rev.:
AG150e	020-01		(-)

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

Brickwork and parapet raised 290mm to match existing adjacent parapet level and to accommodate mansard roof structure.

NOTE: Facade alterations previously approved for 6 Railey Mews as per application 2011/0557/P

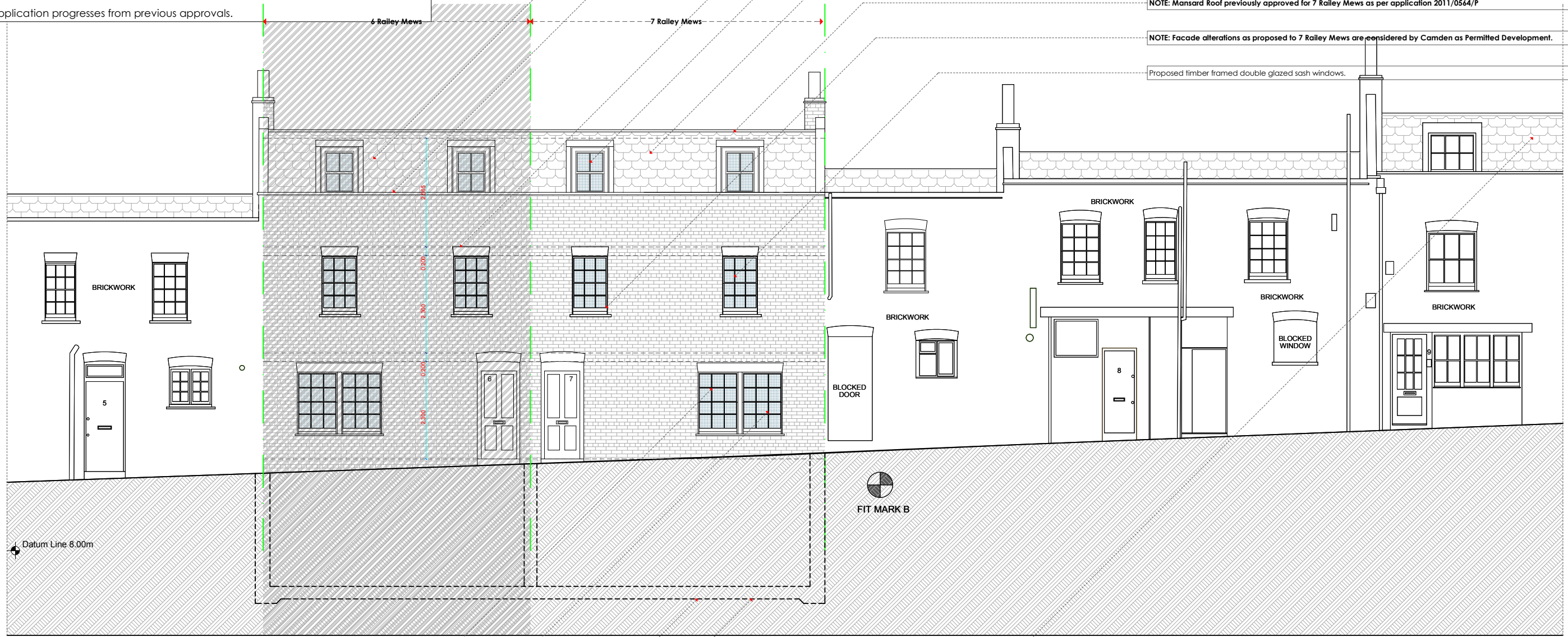
Double glazed timber framed sash windows within lead clad dormers. All glass to be obscured to prevent views to rear of Leverton Street. Lower sash fixed in place to prevent opening. Upper sash opening for ventilation only.

Tiles to be either re-used from site or natural slate replacement (if necessary).

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

NOTE: Facade alterations as proposed to 7 Railey Mews are considered by Camden as Permitted Development.

Proposed timber framed double glazed sash windows.



NOTE: Re-configuration of facade is classed as Permitted Development.

Proposed timber framed double glazed sash windows.

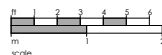
NOTE: Lower Ground Floor extension already approved for 7 Railey Mews under application 2011/0760/P is 593mm DEEPER than is being proposed with this application.

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 precedent set by existing mansard rooves at 9, 10 and 11 Railey Mews.

Notes:

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7 Railey Mews

Proposed:
Elevation 01 (Street)

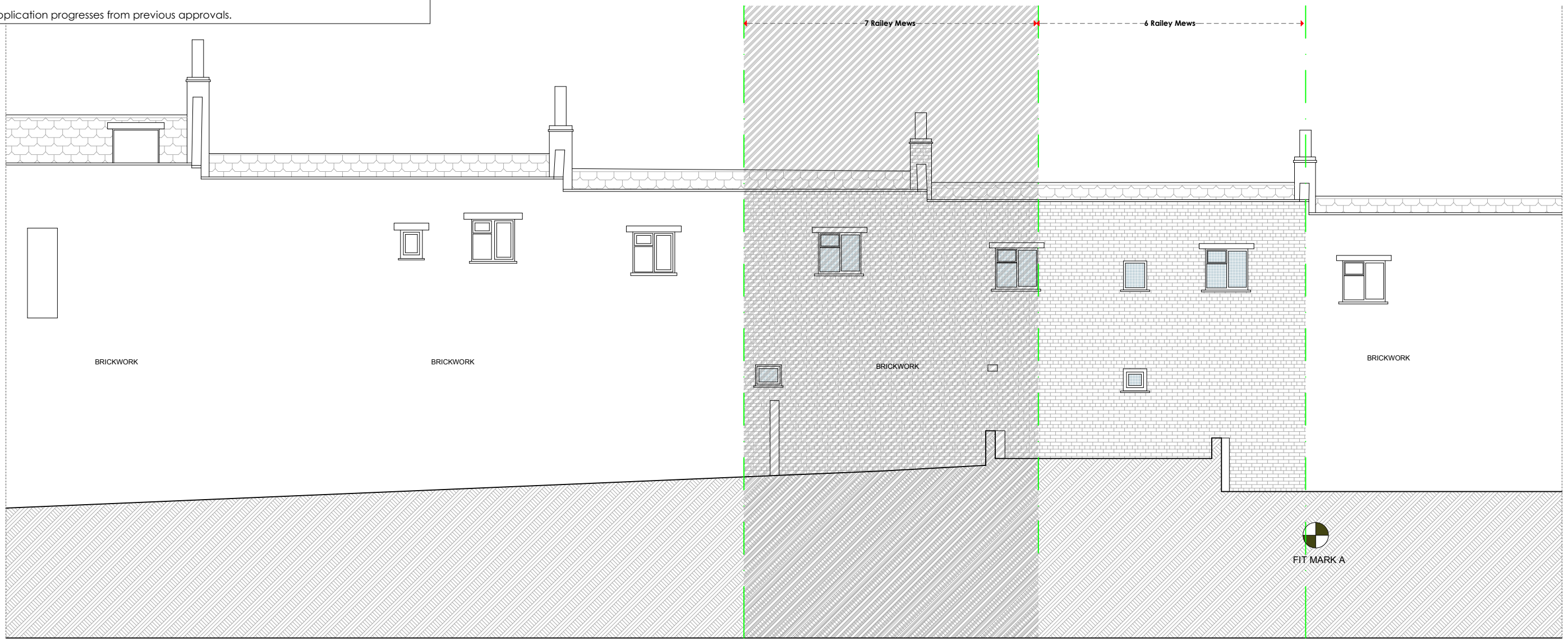
Scale(s):	Date:	Dwn. by:	Chd. by:
<input checked="" type="radio"/> 1:50 @ A1	12.04.11	GMH	GMH
<input type="radio"/> 1:100 @ A3	Project No.:	Drawing No.:	Rev.:
	AG150e	020-02	(-)

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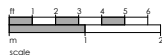
This application progresses from previous approvals.



EXISTING

ELEVATION 03

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7 Railey Mews

Existing:
Elevation 03 (Rear)

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1:50 @ A1	12.04.11	GMH	GMH
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Project No.:	Drawing No.:		Rev.:
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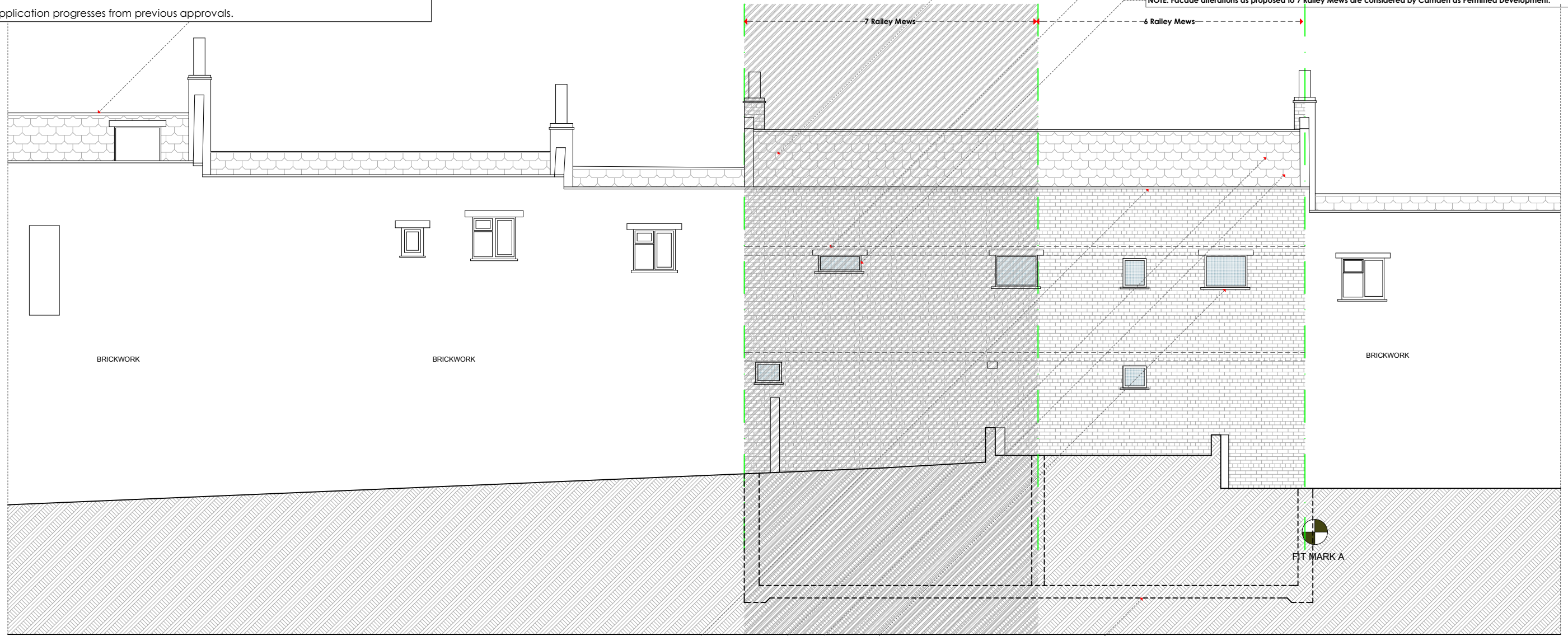
This application progresses from previous approvals.

Note precedent set by existing mansard rooves at 9, 10 and 11 Railey Mews.

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

Existing openings re-used with instatement of opaque fixed glazing as per previous applications.

NOTE: Facade alterations as proposed to 7 Railey Mews are considered by Camden as Permitted Development.



Brickwork and parapet raised 240mm to match existing adjacent parapet level and to accomodate mansard roof structure.

Tiles to be either re-used from site or natural slate replacement (if necessary).

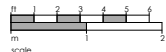
NOTE: Mansard Roof previously approved for 6 Railey Mews as per application 2011/0557/P

NOTE: Facade alterations previously approved for 6 Railey Mews as per application 2011/0557/P

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