



Development Control Service
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

27th March 2015

Dear Sir/Madam,

Re: 6-7 Railey Mews, London, NW5 2PA

Please find enclosed an application full for planning permission and for relevant demolition of an unlisted building in a conservation area. The application for planning permission duplicates development granted previously (2011/2092/P & 2011/2093/P).

The application is accompanied by the scaled drawings as submitted and approved in respect of the previous applications together with **£770.00** in respect of the application fee.

The application is submitted following consultation with Hannah Parker and Angela Ryan (Appeals and Enforcement) regarding demolition of buildings in a conservation area during implementation of the approved schemes for alterations and extensions to Nos.6 and 7 Railey Mews. The application is submitted in order to resolve the outstanding enforcement issue and 'without prejudice' to the applicant's position that the works are authorised by virtue of the previously implemented permissions (2011/2092/P & 2011/2093/P).

Background

Planning permission was granted in June 2011 for alterations on the front elevations, erection of a mansard roof extensions and excavation of basements to provide additional accommodation at Nos. 6 and 7 Railey Mews.

The applicant, E-Build Homes Ltd, acquired Nos.6 and 7 Railey Mews with the benefit of planning permission from the previous owner who had purchased both buildings at auction from Camden Council. Both properties had been neglected for many years and were in a very poor state of repair with severe water ingress resulting in wet and dry rot throughout.

The applicant appointed Clive Adams Associates Limited to undertake a structure survey of the buildings which confirmed that the front and rear elevations were bowing away from property, especially above first floor level. The lateral movement was greater than the allowable 72mm at 80mm for the rear wall and 100mm for the front wall. Clive Adams' report also draws attention to severe degradation of the walls due to constant water penetration from embedded pipes arising from a lack of maintenance by the previous owners.

E-Build Homes has sought to comply with all conditions and legal requirements relating to the approved development. Having appointed a suitably qualified chartered engineer – Clive Adams Associates Limited - as required by condition (4) of the permission, due to the structural instability of the buildings E-Build Homes Ltd. notified the Council of their intention to demolish both buildings by letter dated 27th March 2014. Works commenced on 6th June 2014.

The demolition and reconstruction work was the subject of Party Wall Agreements with the neighbouring property owners completed on 6th May 2014 - in this case, the neighbouring owner is the 'Mayor and Burgesses of the London Borough of Camden Council.

Scope of Proposed Works

This application seeks permission for demolition work and secure reconstruction of both buildings in accordance with the previously approved drawings. Proposed external alterations and extensions (as approved previously) comprise mansard roof extensions, new fenestration pattern to the front facades and changes to the parapet wall height to No.6.

The proposals include reconstruction of the both properties within the previous building envelope. The scheme includes changes to the internal floor heights and new basement floor space as well as significant alterations to the front facades in terms of repositioning all existing windows and door openings (all works as approved previously).

It should be noted that the Design and Access Statement and the case officer's Delegated Report (Members Briefing) in respect of the previously approved applications state erroneously that Nos.6 and 7 Railey Mews are not located within a conservation area. The officer's report states "*the buildings are not listed or in a conservation area, however, Kentish Town CAAC has been consulted as the rear of the two properties adjoins the rear garden of grade II listed properties.*" However, the buildings are located within Kentish Town Conservation Area.

The previously approved applications were submitted to and assessed by the Council on the basis that the properties were not located in a conservation area. It is evident by comparing the existing and proposed elevations that – setting aside the inherent structural instability resulting from dereliction - façade retention would have been extremely difficult to achieve with prolonged disruption to neighbours and would have resulted in a patchwork of brickwork to the facades of both buildings thereby detracting from the character and appearance of the street scheme.

In view of the previously approved schemes for these buildings and the reasons of the demolition work, I would be grateful for the Council's prompt consideration and approval of this retrospective application to regularise demolition deemed necessary for reasons of structural safety.

Yours faithfully

Robin Harper

BA (Hons) Dip UD MSc IHBC MRTPI

Chartered Town Planner