

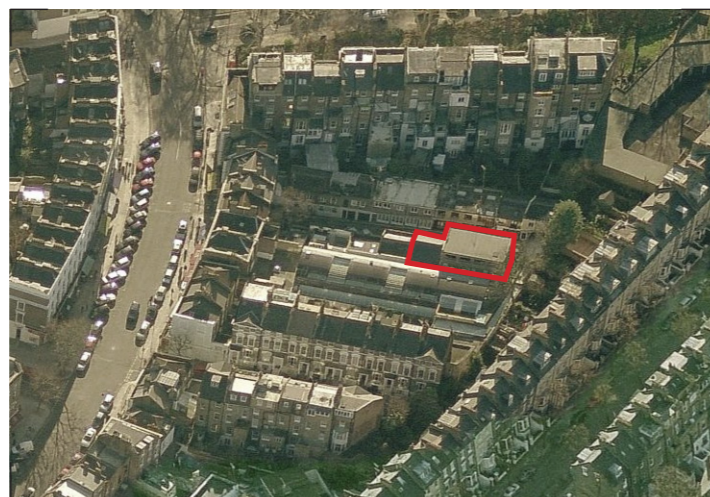
SITE LOCATION
PROPOSAL SITE 1 : 10-12A ST.GEORGE'S MEWS



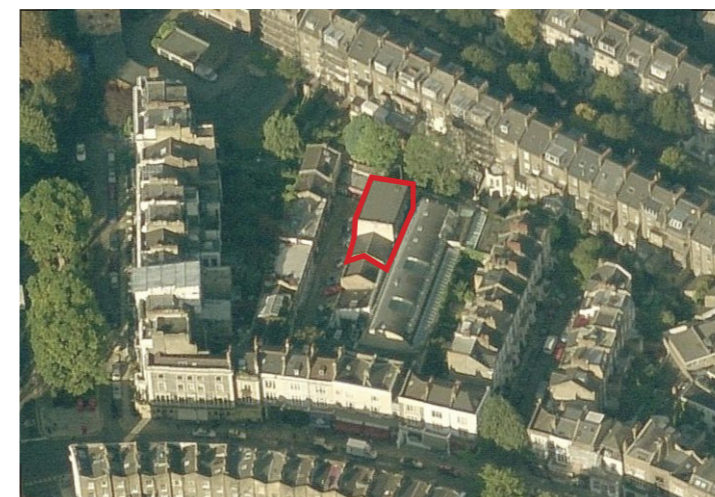
Site Map



South View



North View



East View

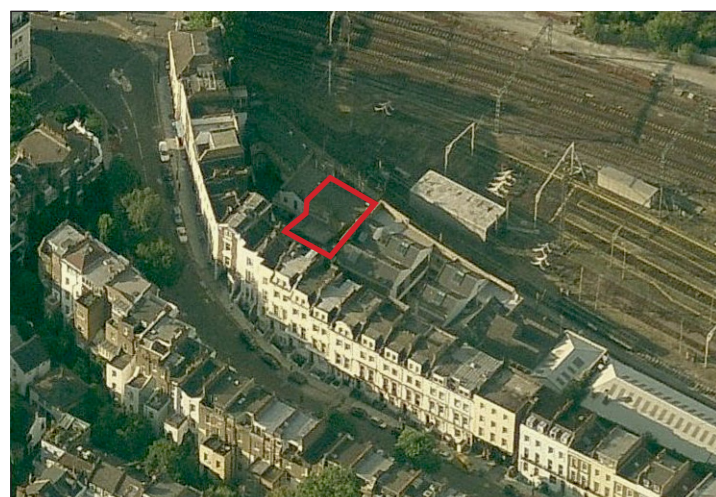


West View

SITE LOCATION
PROPOSAL SITE 2 : 136 GLOUCESTER AVENUE



Site Map



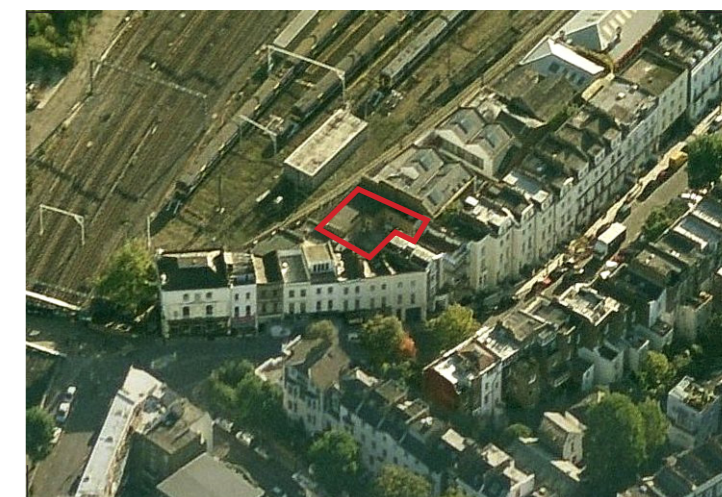
South View



North View



East View



West View

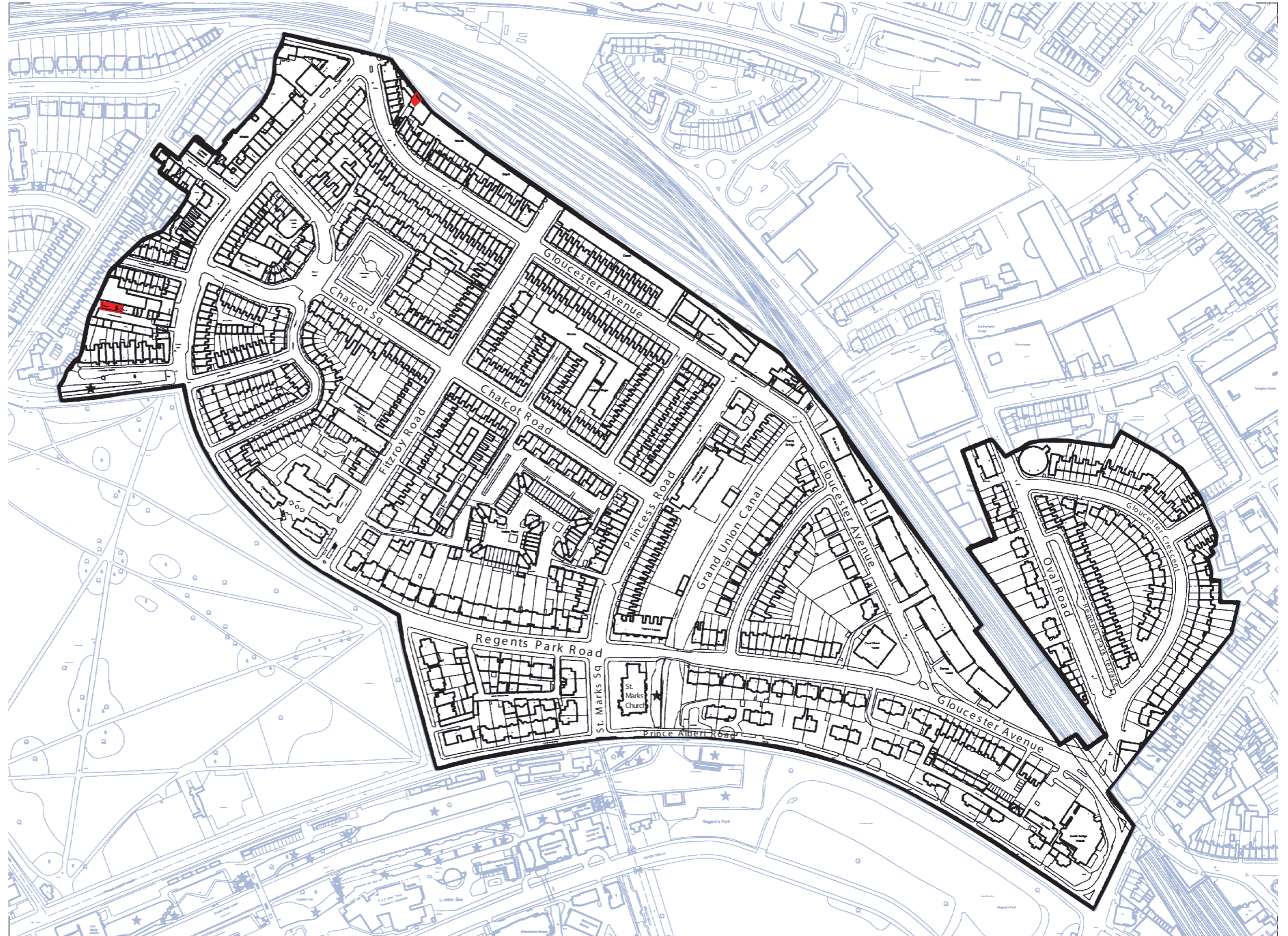
SITE HISTORY AND CONTEXT

PRIMROSE HILL CONSERVATION AREA

Both Site 1 and Site 2 sit within Primrose Hill Conservation Area.

Extract from Primrose Hill conservation area statement 2000

The Primrose Hill Conservation Area was designated on 1st October 1971 and extended to include the north part of Erskine Road on the 18th June 1985. The designation report notes that the character of the area "is made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centres, a primary school and, because of the vicinity of Primrose Hill, is extremely well provided with open space".



SITE HISTORY AND CONTEXT
LOCAL ACCESSIBILITY

The public transport to the site 1 and site 2 are good. Both sites are a short walk from Chalk Farm tube station (Northern Line). The PTAL rating for site 1 is 3 and site 2 is 4. Both demonstrates a good transport links and is within the travel card zone 2.

Local Bus Routes:

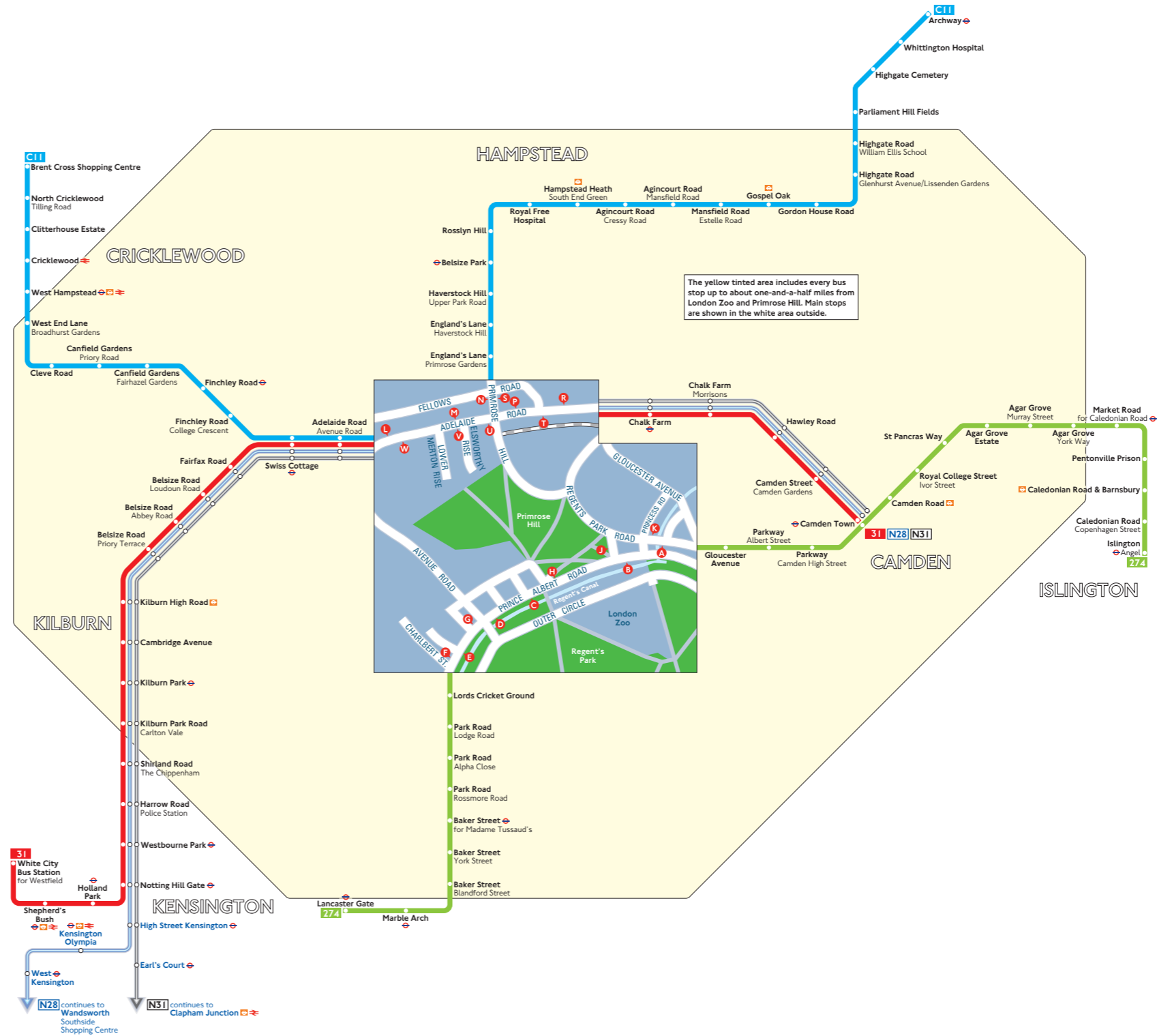
There are regular bus services that operate close by around the site. Here are a number of bus routes heading to the following destinations:

Day Buses

- 31 Camden Town
White City Bus Station
- 274 Islington
Lancaster Gate
- C11 Archway
Brent Cross Shopping Centre

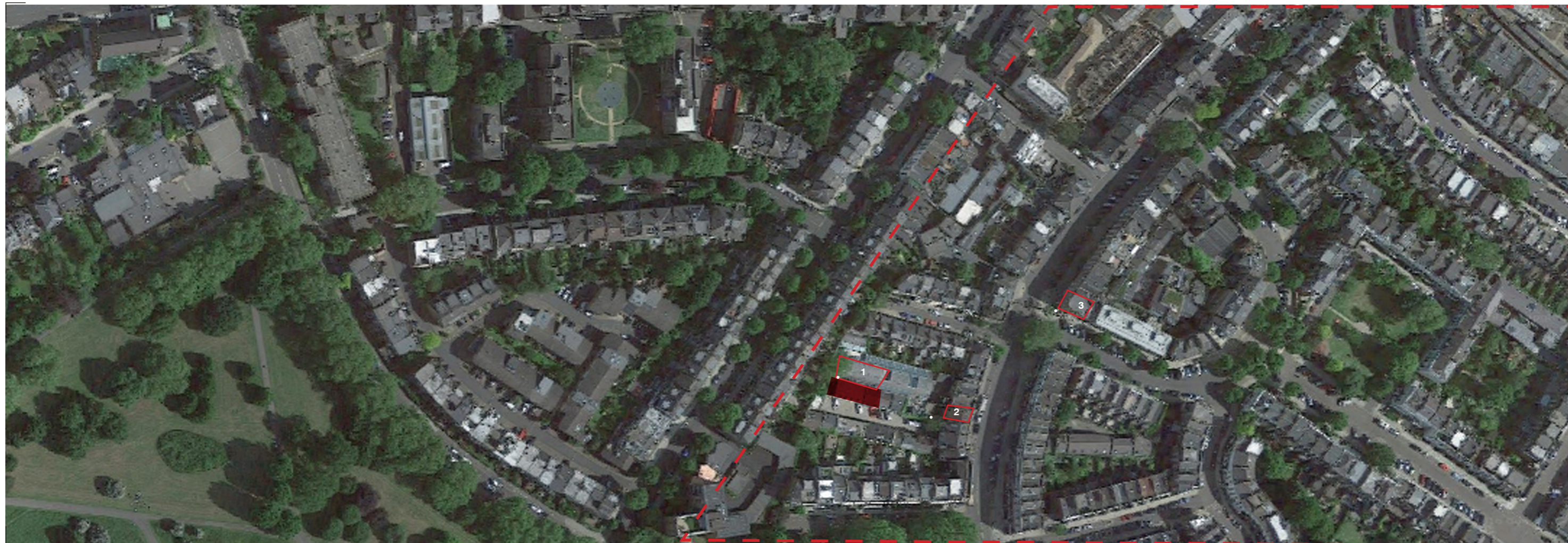
Night Buses

- N28 Camden Town
Wandsworth
- N31 Camden Town
Clapham Junction



Bus Routes

PLANNING CONTEXT
RELEVANT PLANNING APPLICATIONS



Whilst considering the various planning policies noted above, the following application proposals have been taken into consideration setting the precedence for similar developments carried out within immediate vicinity and are noted on the above map:

1. 5 & 6 St. George's Mews, London, NW1 8XE
 2012/3241/P

Change of use of ground floor from offices to a 3 bedroom flat.
 WITHDRAWN APPLICATION 26/06/2012

2. 15b St. George's Mews, London, NW1 8XE
 2009/0867/P

Change of use of ground floor from offices to a 3 bedroom flat.
 WITHDRAWN APPLICATION 10/11/2009

3. 146 Regents Park Road, London, NW1 8XN
 2009/5843/P

Change of use of rear ground floor annexe from residential to retail
 REFUSED 21/12/2009

The change of use of the ground floor would result in a net loss of residential floor space and the provision of sub-standard accommodation contrary to local policies.

Proposal Site 1 ■

Relevant Planning Applications

Conservation Area