

12 Gower Mews
London
WC1E 6HP

Non - Material Amendment

To an existing granted planning
permission for a Change of Use to the
Ground Floor, and Alterations to the
Elevation



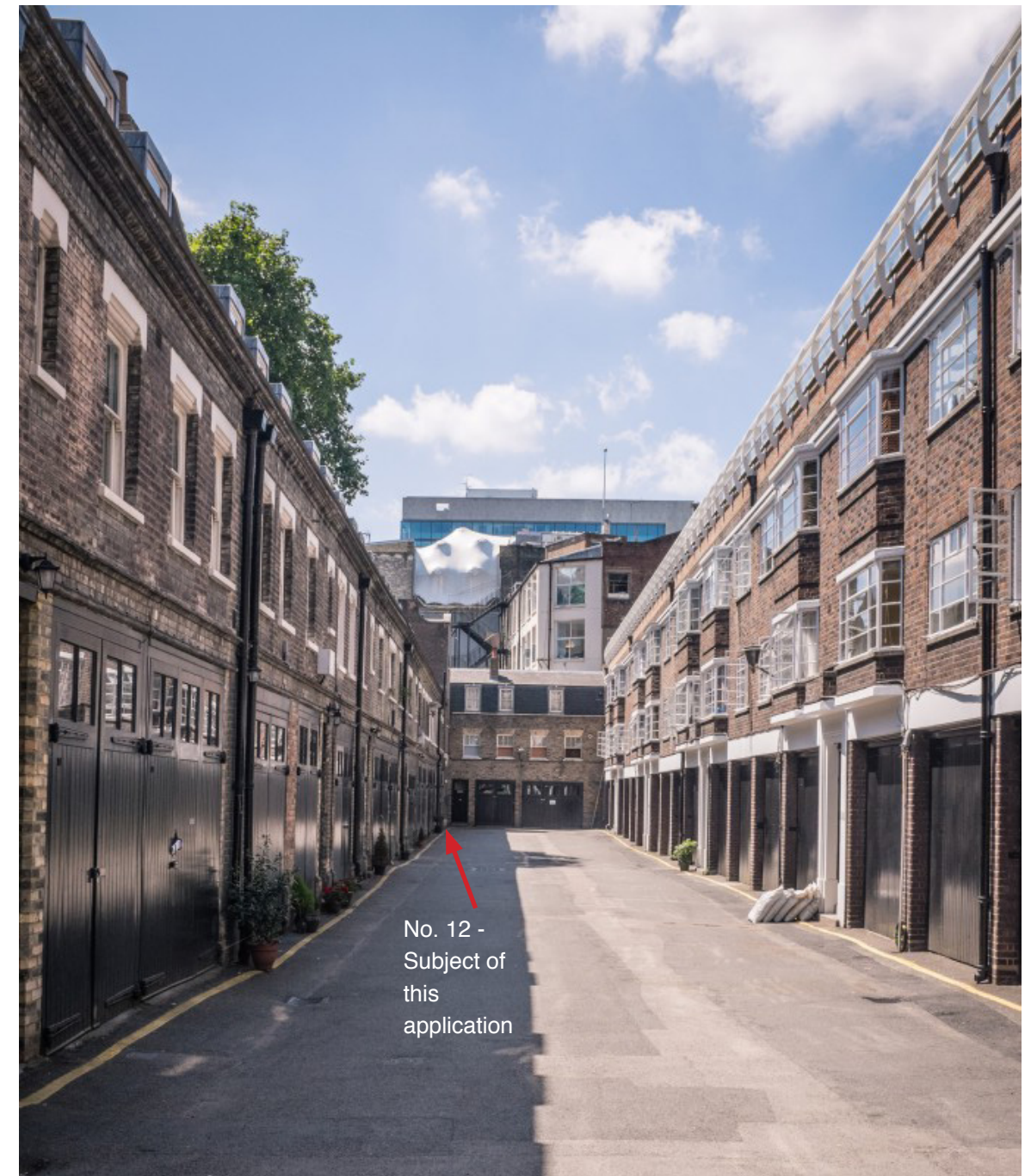
1.0 Introduction

This Non - Material Amendment application has been prepared by FT Architects as part of the existing granted planning application for works at 12 Gower Mews, London.

Planning permission has been granted to convert the garages on the ground floor to residential accommodation and to be used in conjunction with the upper floors. This will create a 2-bedroomed, contemporary dwelling.

It was also proposed to change the garage doors, and to replace them with 2 sets of doors. These are to consist of an inner glass screen, and outer timber doors, to maintain the traditional mews appearance. For this Non - Material Amendment application we are proposing the outer timber doors to be full height bifolding doors without the outer timber fixed panel.

This application shows that the non - material amendment will be a subservient and sympathetic addition to the area, and will cause no harm to the Conservation Area. Overall, the new proposals will preserve and enhance the wider conservation area



Street View - Looking West From Gower Street

2.0 Existing Photographs



Looking West



Looking East

3.0 Non - Material Amendment Statement

Use

The proposals are for a new 2-bedroom house. The property will continue to be owned and managed by The Bedford Estates.

Amount/Scale

The massing of the property will not be affected by the proposals

Layout

Access into the residential property will remain as existing. The proposed full height bifolding door to the front elevation will allow for natural ventilation and sunlight into the living spaces of the property.

The ground floor will accommodate the kitchen, dining and living space. Integrated storage, including space for refuse and recycling will be accommodated within the scheme. The bedrooms will be located on the first and second floor.

Refuse and Waste Management

Waste and refuse will be accommodated internally until the weekly collection date. Bags will be left on the street after 9pm, for collection the next day.

Appearance

The new timber slatted doors fitted to the facade will be in keeping with the existing design of the garage front in the mews. The doors will be painted black as existing and the existing fixed fanlights will be centrally subdivided to match the existing design.

The full height bifold doors will fold back when open, to ensure that they don't project over the yellow line. The fixed step into the dwelling has not been altered to the proposed elevation and is retained from the granted planning drawings.

The existing hinges to the garage doors will be used and altered to suit the full height bifolding doors with a minimal cut of 3mm to each door to accommodate the bifolding doors opening. There will be no changes to its existing length or position.

4.0 Conclusion

It is proposed to change the bifolding ground floor garage doors to full height bifolding doors.

We have shown that the proposals will improve the quality and appearance of the property, which in turn will enhance the character and appearance of the Conservation Area.

The intention of using the existing hinges and fixed fanlights still remain, preserving the existing character of the mews and its neighbouring door garages.

We therefore confirm that the proposals are in accordance with the relevant policies of the local development framework, and trust that the non - material ammendment will be granted accordingly.