

E G Banchemo

10A Elizabeth Mews London NW3 4TL

Recorded Delivery

27<sup>th</sup> March 2017

Tessa Craig  
Regeneration and Planning Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9JE

Dear Ms Craig

**Re 2017/0757/P 11 Elizabeth Mews**

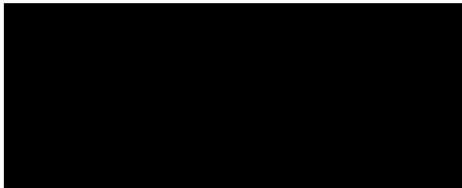
I write as freeholder of 11A and 11B [etched in green] adjoining to 11Elizabeth Mews [etched in red], the subject of this planning application

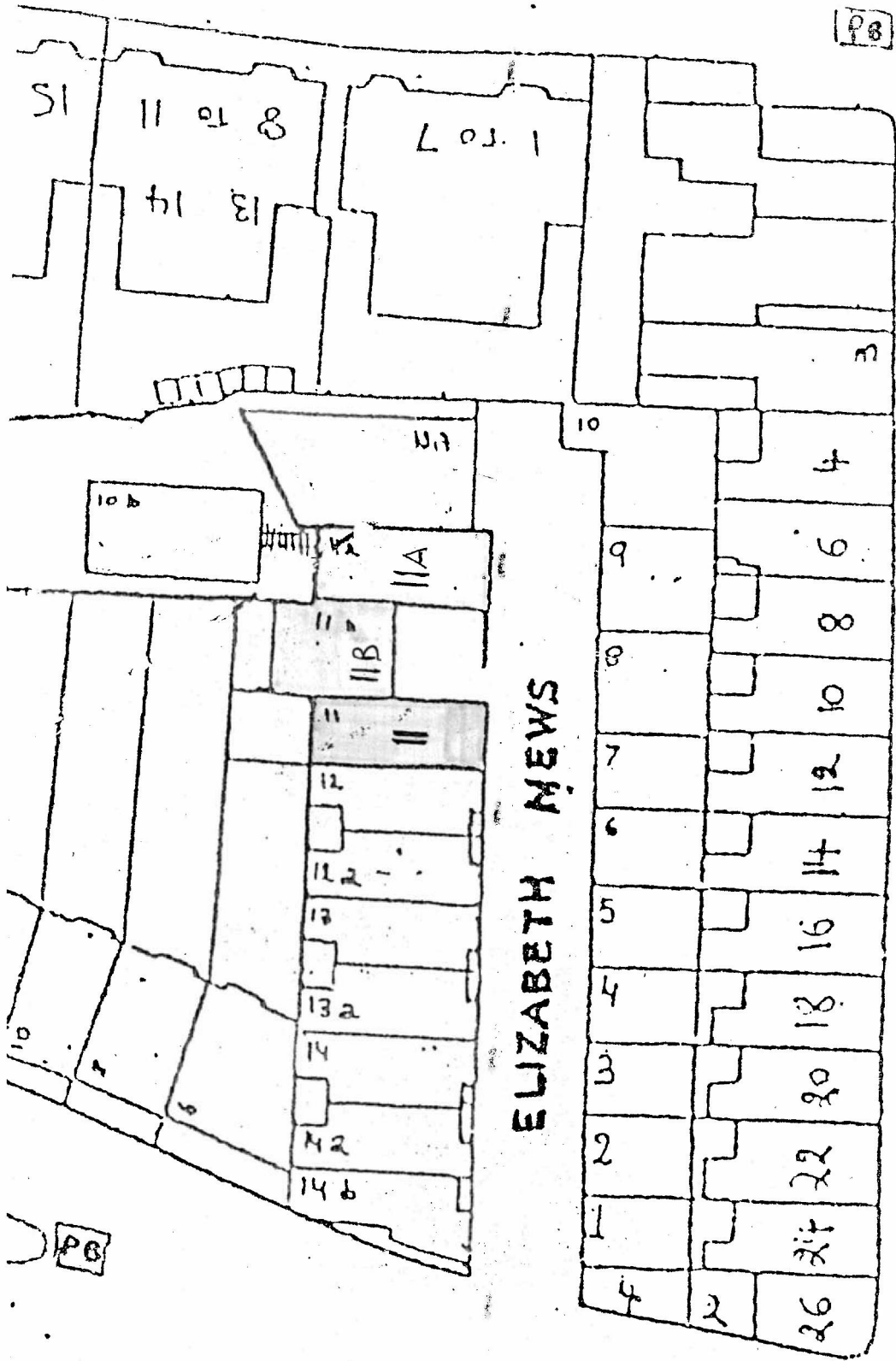
**I object** to new entrance door as it is positioned in such a way as to represent a risk to the occupants. My house at no 11B adjacent has, and has always had, an up and over garage door, and as it can be opened from the inside it could cause injury to anyone coming out from No 11.

No 11B was granted planning permission in **1967** with a garage see application G9/12/A/4115 07/08/**1967** Whilst No 11's subsequent application CTP/G9/12/A/4676 12/03/**1968** was refused, one of the reasons was the proposed position of an entrance door immediately adjacent to the existing up and over garage door of No 11b

The photograph supplied in the Design & Access Statement disingenuously fails to show the existence of the adjoining garage door at No 11b; I attach a number of photographs including a montage to show the dangerous proximity of the proposed new entrance door of No 11 when seen in profile against to the up and over garage door of no 11B.

**I object** to an "entrance step" this would affect vehicular access to the garage of my house at No 11B. There is no "entrance step" to their original door abutting the Mews, nor to the recently opened side door to which I had not objected as sufficiently far away from the entrance to my garage.





ELIZABETH MEWS

Supplied By The Applicant

11 ELIZABETH MEWS LONDON NW3

DESIGN & ACCESS STATEMENT

This Design & Access Statement accompanies the planning application by Mr and Mrs Shiu for the general refurbishment, relocation of the main entrance, removal of the upvc cladding and installation of a sedum roof, solar panels and new skylight to the existing asphalt flat roof.

The property is within the Belsize Conservation Area.



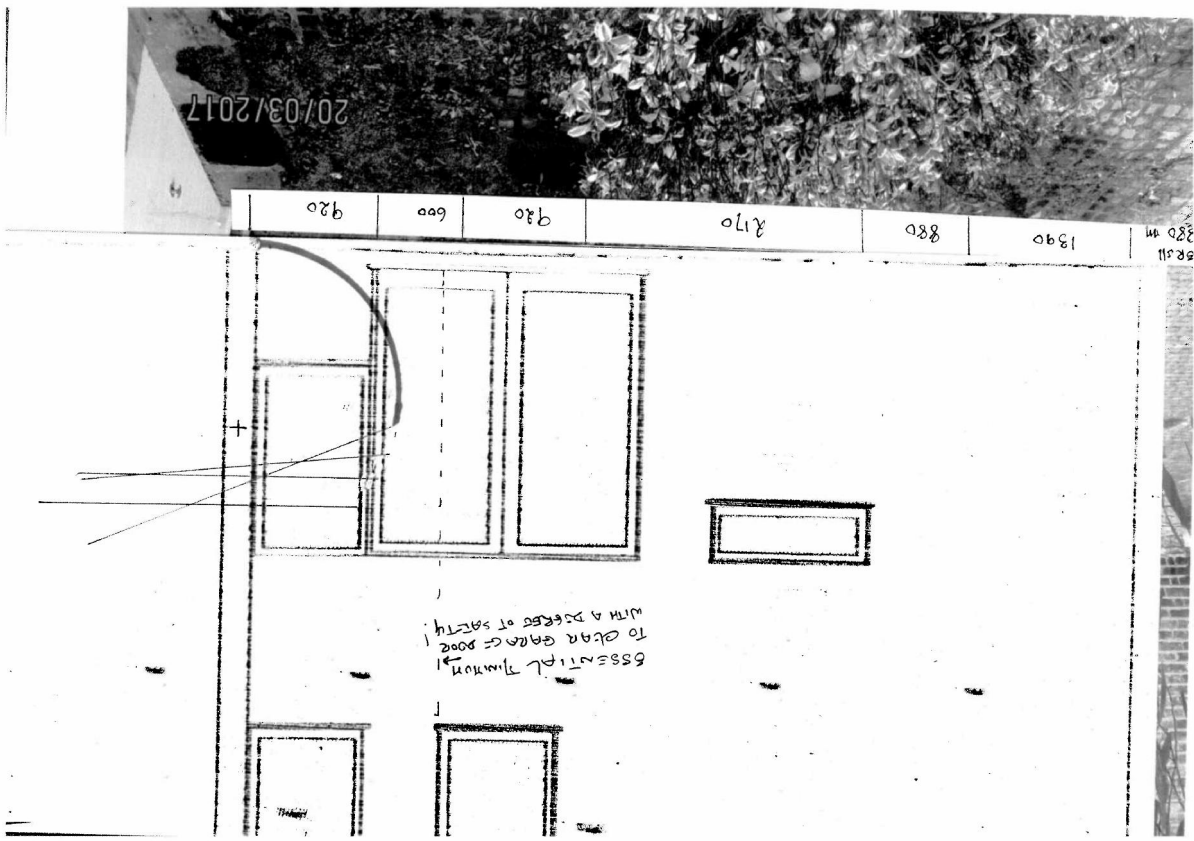
Existing view of the front elevation



Existing view of the side elevation

DOES NOT  
SHOW THE  
← GARAGE DOOR  
AT NO 11B  
ADJOINING

20/03/2017



920

600

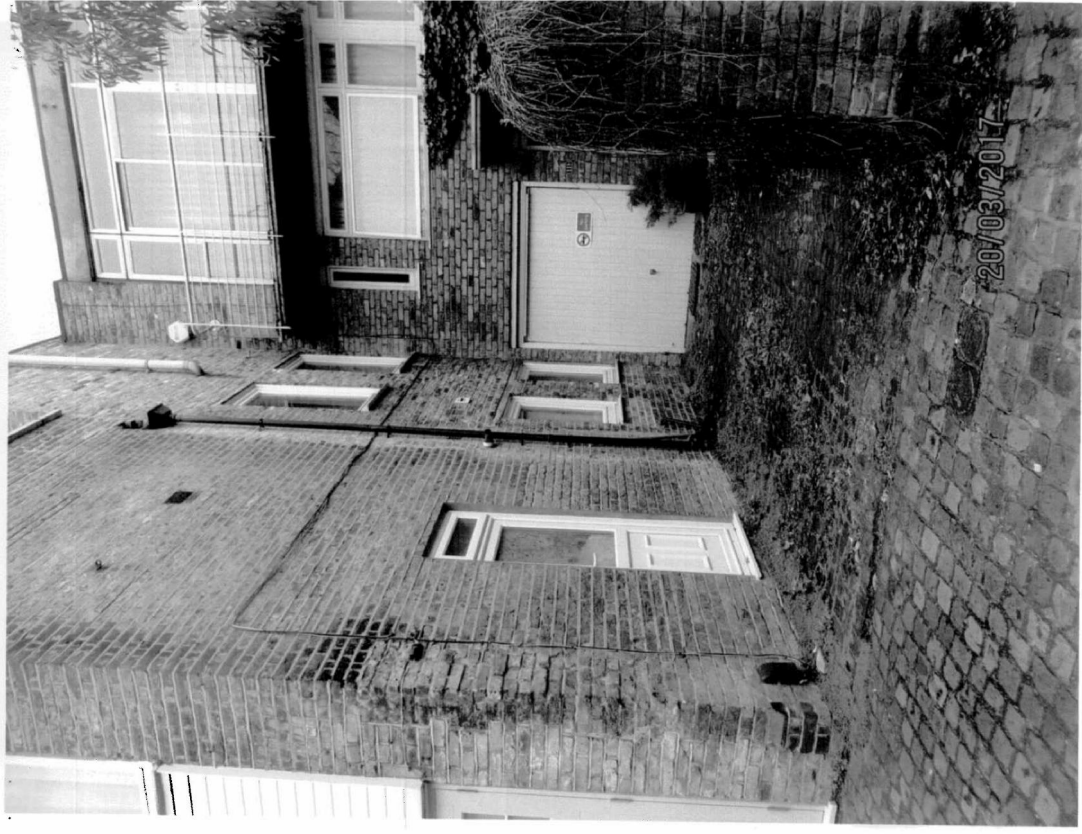
920

2170

880

1390

BRILL  
380 m



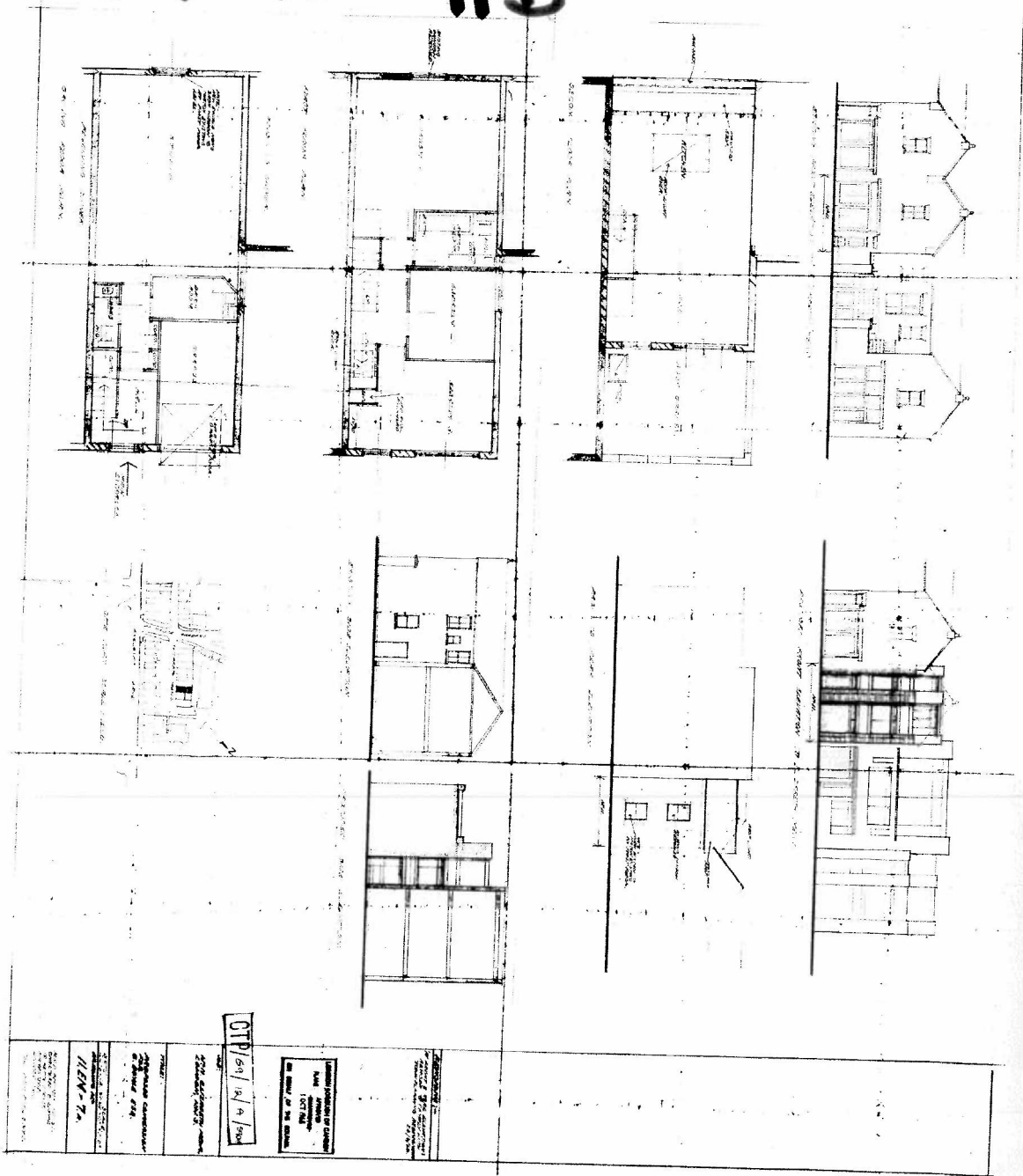








# SHOWING GARAGE OF NO 11B





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## Planning applications

### Help Using This Page

This page shows a progress summary of the **Application** chosen.

Click a link at the bottom of the page to view further information related to the displayed record.

If no map appears below, or no associated documents are found it means this is either an historical application which we have not mapped yet or a new application awaiting scanning.

### Details Page for Planning Application - G9/12/A/5904

**Site Address** 11B, Elizebeth Mews, Camden.

### Application Progress Summary

**Application Registered** 09-09-1968

**Comments Until**

**Date of Committee**

**Decision** Conditional 02-10-1968

**Appeal Lodged**

**Appeal Decision**

### Application Details

**Application Number** G9/12/A/5904

**Site Address** 11B, Elizebeth Mews, Camden.

**Application Type** Historic Planning Application

**Development Type**

**Proposal** Conversion of coach house into three storey residential unit at 11B, Elizabeth Mews, Camden.

**Current Status** FINAL DECISION

**Applicant** H.K.D. Adamson, Esq., R.R.I.C.S.,

**Agent** H.K.D. Adamson, Esq., R.R.I.C.S.,

**Wards**

**Location Co ordinates** Easting Northing

**OS Mapsheet**

**Appeal Submitted?** No

**Appeal Decision**

**Case Officer / Tel** Historic Officer

**Division** Historic Team

**Planning Officer** Historic Officer

**Determination Level** Delegated

**Existing Land Use**

**Proposed Land Use**

### Location Map



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11B  
GARAGE

**Planning applications**

**Help Using This Page**

This page shows a progress summary of the **Application** chosen.

Click a link at the bottom of the page to view further information related to the displayed record.

If no map appears below, or no associated documents are found it means this is either an historical application which we have not mapped yet or a new application awaiting scanning.

**Details Page for Planning Application - G9/12/A/4115**

**Site Address** No. 11B, Elizabeth Mews, Camden.

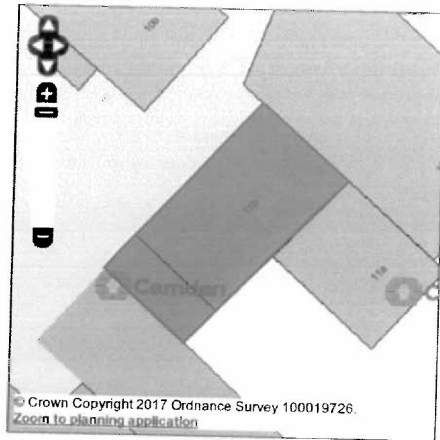
**Application Progress Summary**

**Application Registered** 16-08-1967  
**Comments Until**  
**Date of Committee**  
**Decision** Conditional 07-09-1967  
**Appeal Lodged**  
**Appeal Decision**

**Application Details**

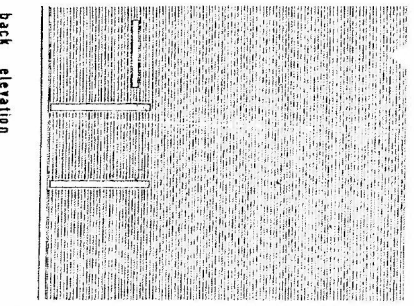
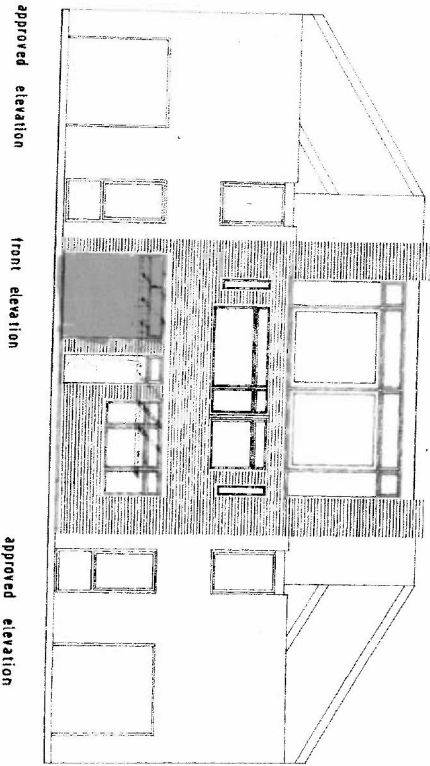
**Application Number** G9/12/A/4115  
**Site Address** No. 11B, Elizabeth Mews, Camden.  
**Application Type** Historic Planning Application  
**Development Type**  
**Proposal** The erection of a new dwelling house on the site of No. 11B, Elizabeth Mews, Camden.  
**Current Status** FINAL DECISION  
**Applicant** M.A. Michaelides, Esq., Dip. Arch.,  
**Agent** M.A. Michaelides, Esq., Dip. Arch.,  
**Wards**  
**Location Co ordinates** Easting Northing  
**OS Mapsheet**  
**Appeal Submitted?** No  
**Appeal Decision**  
**Case Officer / Tel** Historic Officer  
**Division** Historic Team  
**Planning Officer** Historic Officer  
**Determination Level** Delegated  
**Existing Land Use**  
**Proposed Land Use**

**Location Map**



**Other Information Available for Planning Application - G9/12/A/4115**

- [Application Dates](#)
- [Application Checks](#)
- [Application Meetings](#)
- [View Related Documents](#)

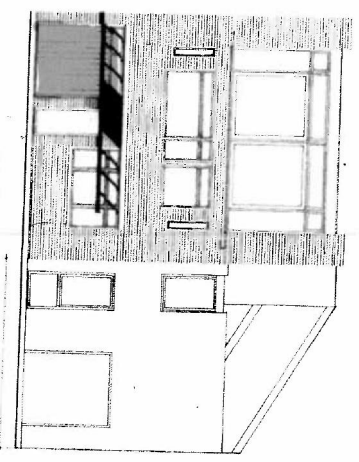
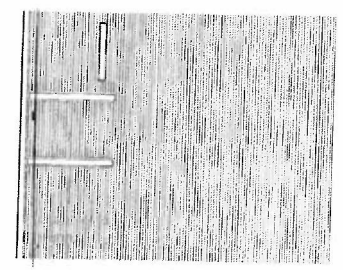
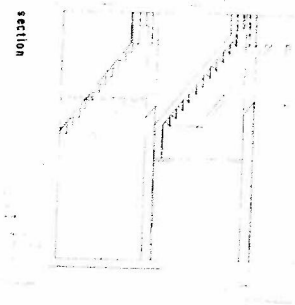
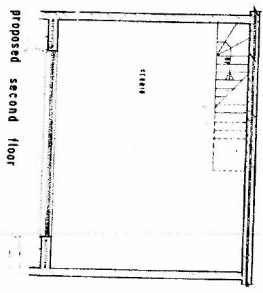
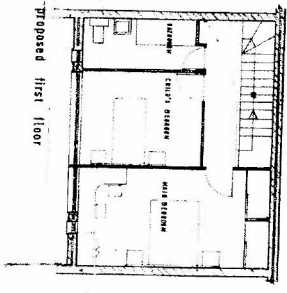
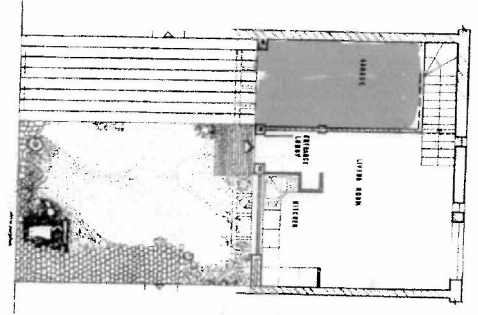
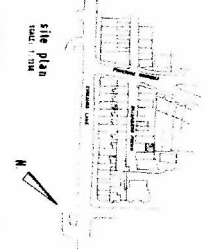
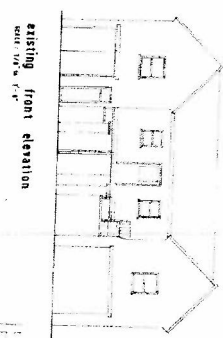
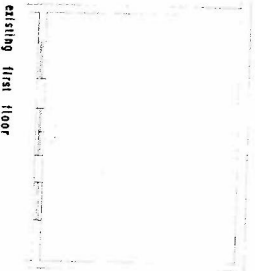
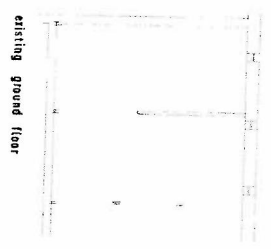


PROPOSED ALTERATIONS at No. 11 ELIZABETH MEWS N.W.2

LONDON REGION OF GARDEN  
 PLANNING DEPARTMENT  
 8 SEP 1972

CTP/54/10/A/Ans

STATE	DATE	BY	REVISIONS
11/81	11/81	11/81	11/11/2



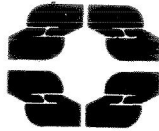
PROPOSED ALTERATIONS AT No. 11 ELIZABETH MEWS N.W.3.

DATE	SCALE	NO. OF SHEETS	PROJECT NO.	DATE OF ISSUE
11/11	1/4" = 1'-0"	1	11111	11/11

STP/ast/2/11/11

1. CONSULT ARCHITECT OF RECORD FOR ANY CHANGES TO THIS PLAN.

London Borough of Camden



Planning Department

CTP.14

Old Town Hall  
197 High Holborn  
London, WC1  
Telephone: Holborn 3411

B. Schlaffenberg, Dr. Arch. (Rome), Dip. TP.  
Planning Officer MTP1

Date 25th April, 1968.

H.K.D. Adamson Esq., F.R.I.C.S.,  
13 Heath Street,  
N.W.3.

Your reference HKDA/JB

Our reference CTP/09/12/W/4676

11 REFUSAL

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT, 1962  
LONDON GOVERNMENT ACT, 1963**

**Refusal of permission to develop**

The Council, in pursuance of its powers under the above-mentioned Acts and the Town and Country Planning General Development Order, 1963, hereby refuses to permit the development referred to in the undermentioned Schedule as shown on the plans submitted.

Your attention is drawn to the Statement of Applicant's Rights set out overleaf.

**Schedule**

Date of application: 22nd December, 1967 amended 12th March, 1968.

Plans submitted: Reg. No. H676 R Your No. E.M.6 (revised)

Development:

Alterations to No. 11 Elizabeth Mews, Camden to form a three-storey studio dwelling.

Reasons for refusal:

1. The proposed external treatment is considered unsatisfactory in that it shows no relationship with adjoining redevelopment.
2. The additional windows at the rear will result in overlooking of adjoining properties to their detriment.
3. The proposal does not comply with the provisions of the Initial Development Plan as to:-
  - (a) density zoning - the proposal being well in excess of the zoned 100 persons per acre.
  - (b) use zoning so far as affects the proposed photographic studio.

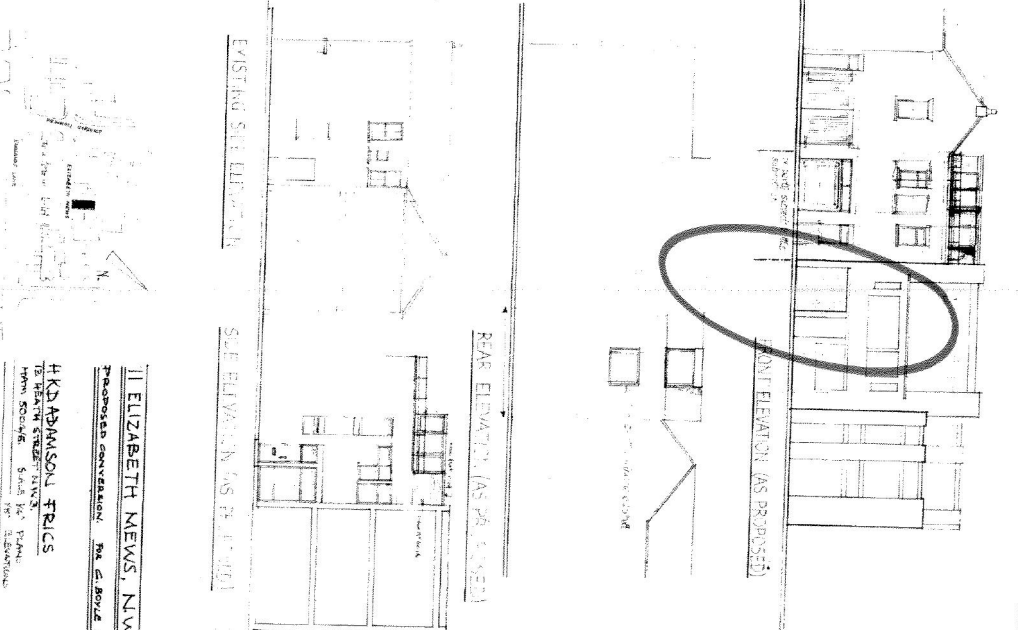
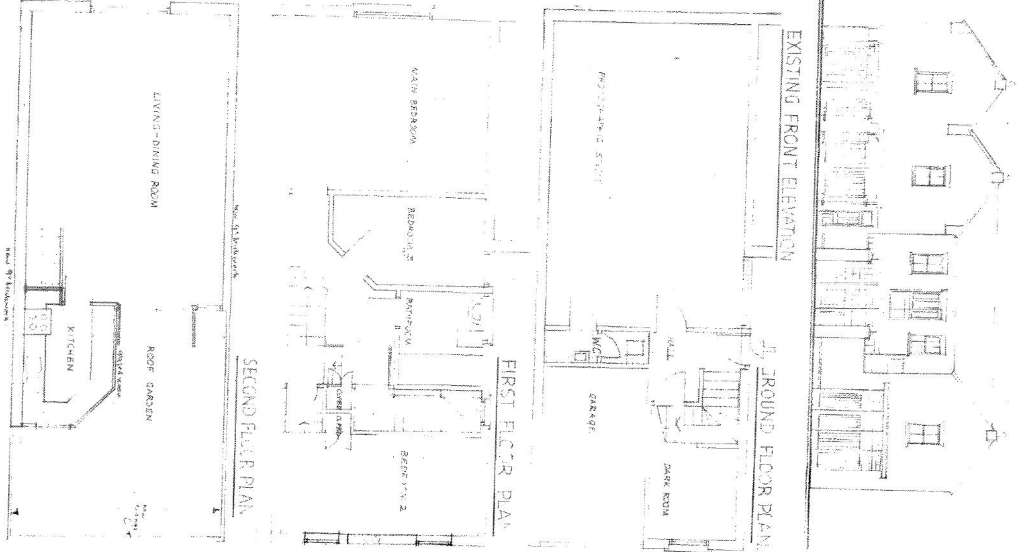
Yours faithfully,

Planning Officer

(Duly authorised by the Council to sign this document)

All communications to be addressed  
to the Planning Officer.

P.T.O.



**THE ELIZABETH MEWS, NWS [EM67]**  
 PROPOSED CONVERSION THE G. BOYLE ESTD. MATERIAL R.  
**H.K. ADAMSON FRICS**  
 12, BEAUFORT STREET, STAMFORD  
 LEAMINGTON SPA, CV18 1JN

CIP/69/12/14/14/18 R

LONDON BOROUGH OF CROYDON  
 PLAN  
 24/11/1969  
 ON BEHALF OF THE COUNCIL