Introduction

This proposal seeks to revise the 2008 consented scheme (by other architects) that converts the property into a garden flat and upper maisonette.

This consent is still live as it was last re-newed in 2015 (ref. 2015/1976/P).

The wish to revise the previous consent as it does NOT meet current amentity standards.

The tables below compares the previous consent with this proposal noting the relevant standards from the DCLG National Space Standards and the London Plan.

Ceiling Heights

	DCLG	London	Existing	Consent	Proposed
	Standard	Plan *			
GROUND	2.3m	2.5m	2.37m	2.36m	2.6m
FIRST	2.3m	2.5m	2.13m	2.6m***	2.6m
SECOND	2.3m	2.5m	0.44m - 1.88m	1.94 - 2.14m***	2.3m - 2.8m

* London Plan standards highlighted are those set out by the '2016 London Housing SPG standard'. Standard 31 states a minimum height of 2.5 metres for at least 75% of the gross internal area is strongly advised.

***Minimum 2.5m is NOT achieved for 75% of the gross internal area

Consented ceiling heights do NOT meet current amenity standards (with one exception)

This proposal meets the amenity standards

Consented areas do NOT meet current amenity standards

Areas

	DCLG	London	Existing	Consent	Proposed
	Standard**	Plan**			
GARDEN FLAT	37 sq m	_	N/A	28.5 sq m	33 sq m
UPPER					
MAISONETTE	70 sq m	_	N/A	63.5 sq m	71.5 sq m

** the London Plan defers to DCLG area standards

The proposed garden flat significantly improves upon the consented garden flat's area; The proposed upper maisonette meet the amenity standard.

Housing Standards

7 Loveridge Mews, NW6 2DP

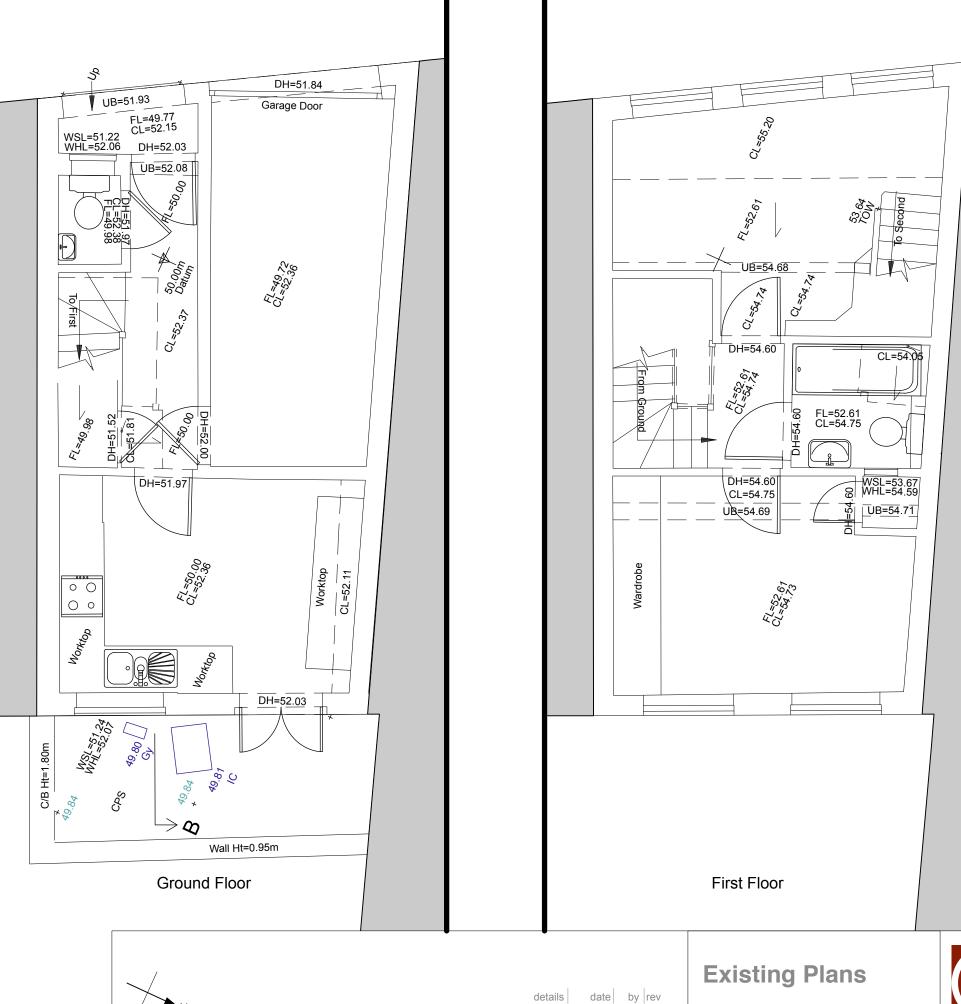


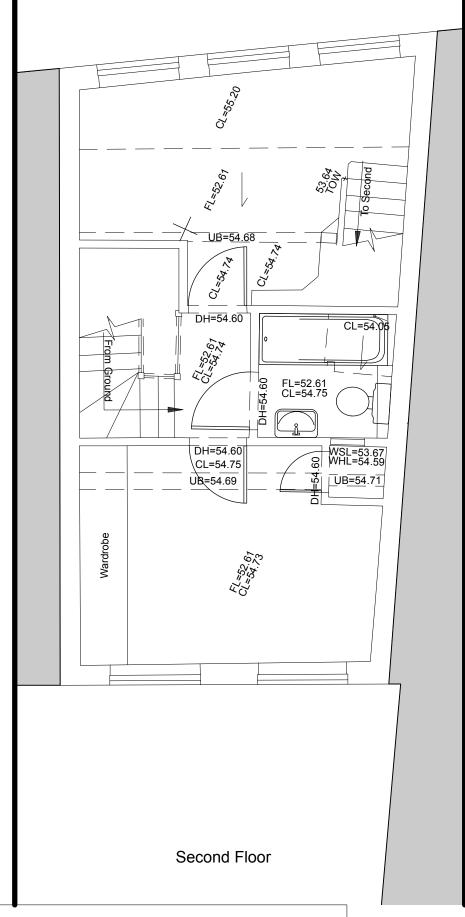
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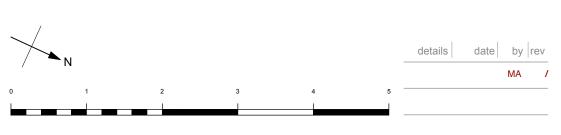
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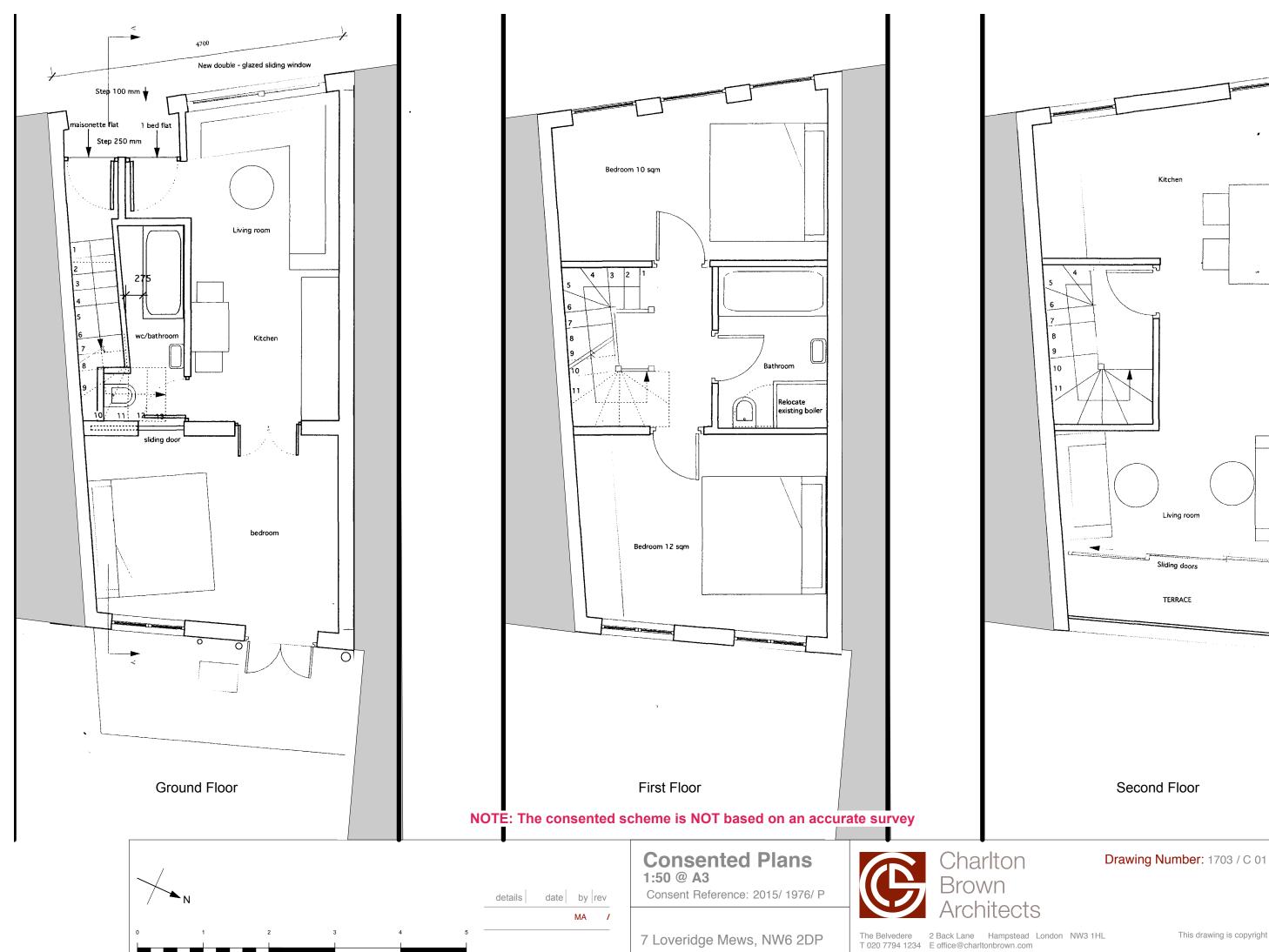


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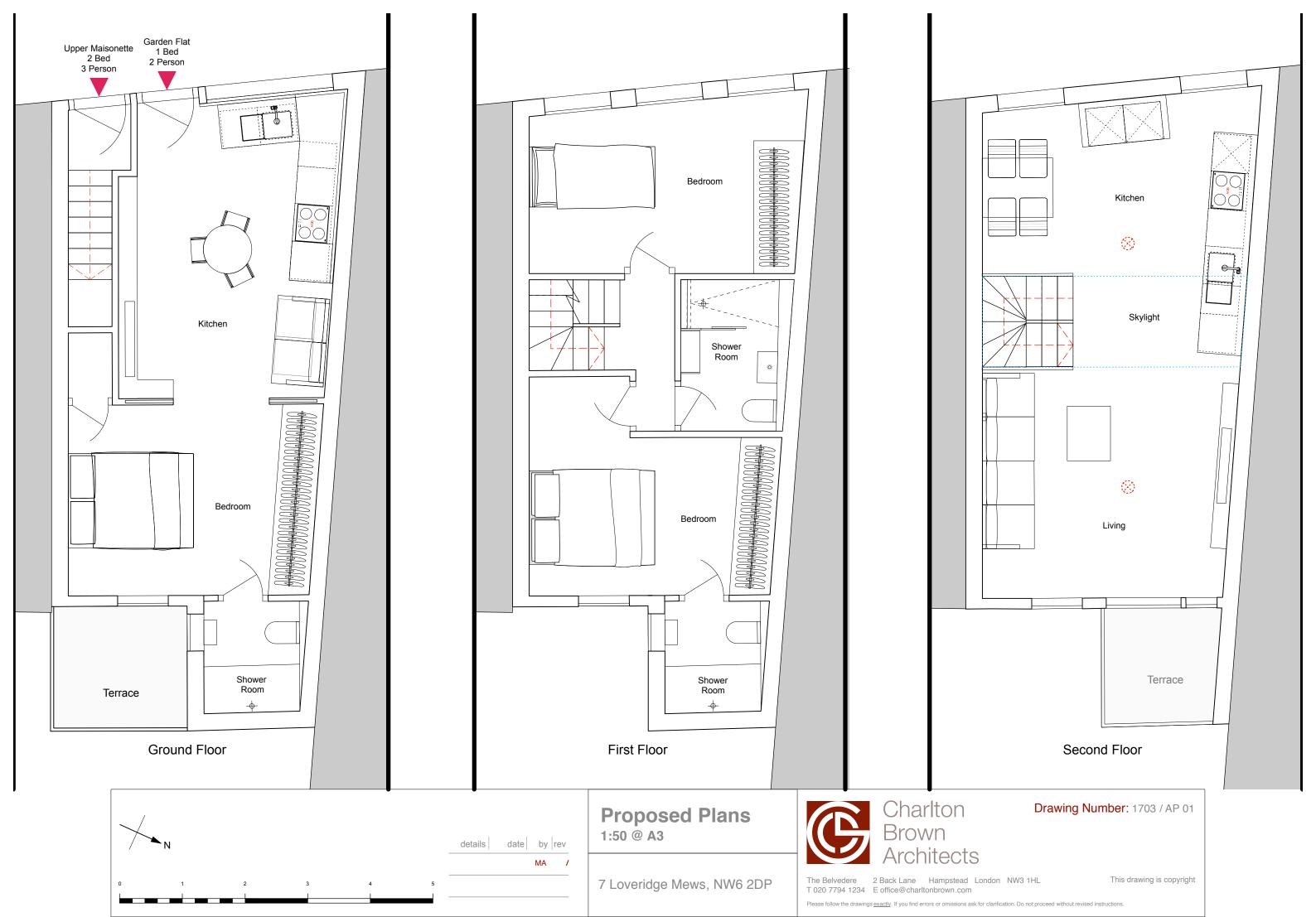
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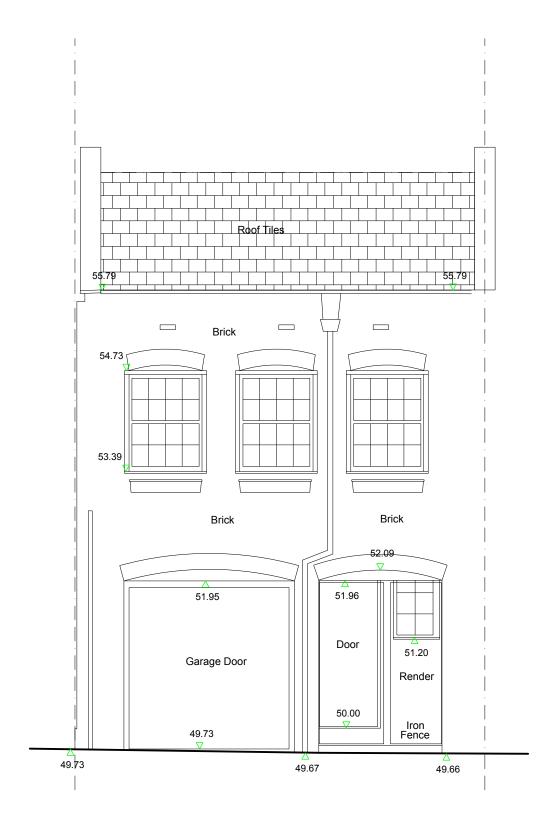
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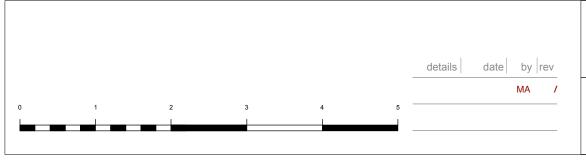
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55.25 54.74 54.32 Brick Brick Light 52.10 52.11 C/B Fence 49.82 49.84 49.82

Front Elevation Rear Elevation



Existing Elevations 1:50 @ A3

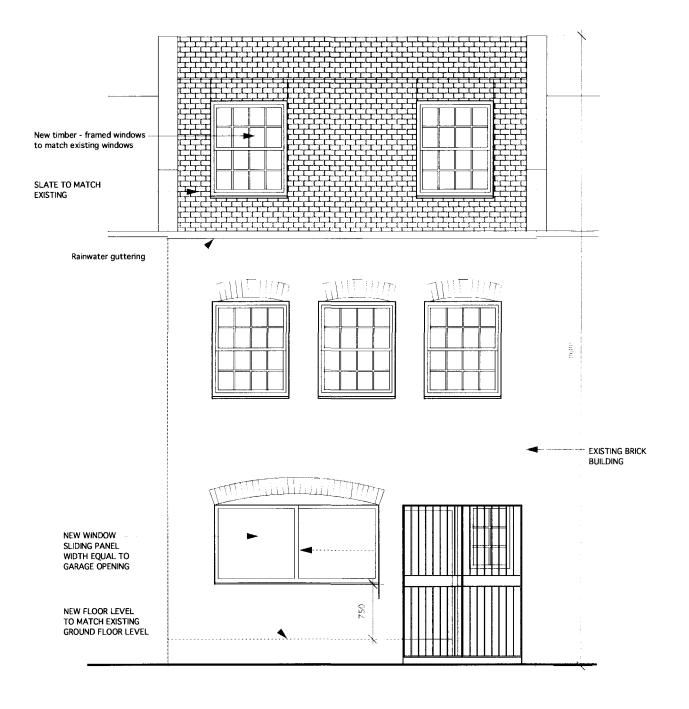
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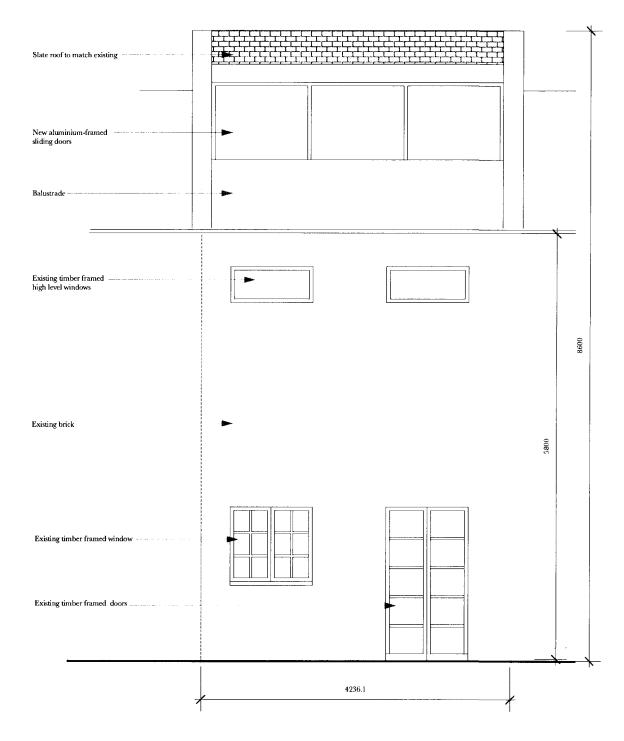


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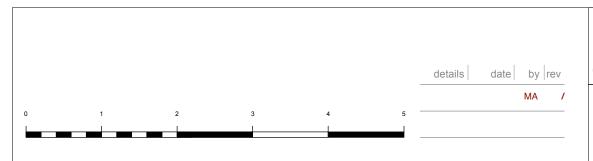
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Front Elevation

Rear Elevation



Consented Elevations 1:50 @ A3

Consent Reference: 2015/ 1976/ P

7 Loveridge Mews, NW6 2DP



Drawing Number: 1703 / C 02

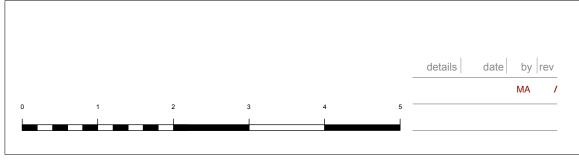
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Front Elevation Rear Elevation



Proposed Elevations 1:50 @ A3

7 Loveridge Mews, NW6 2DP

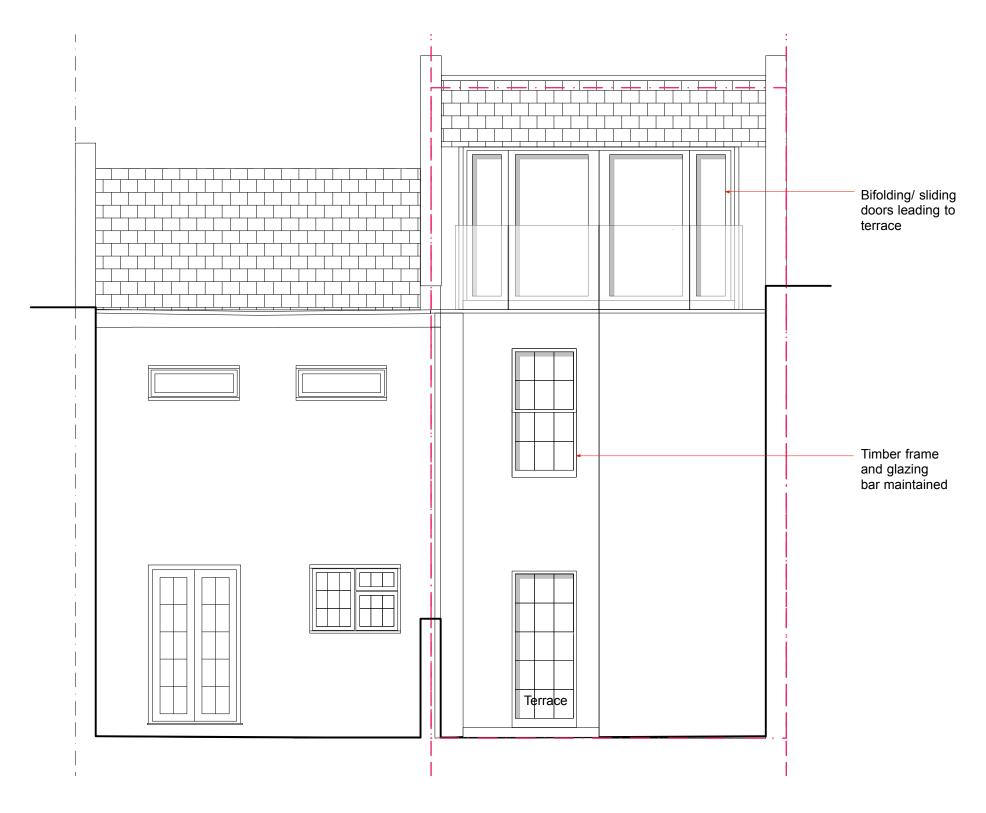


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Existing Rear Elevation

details date by rev

MA /

Proposed Elevations
1:50 @ A3

7 Loveridge Mews, NW6 2DP



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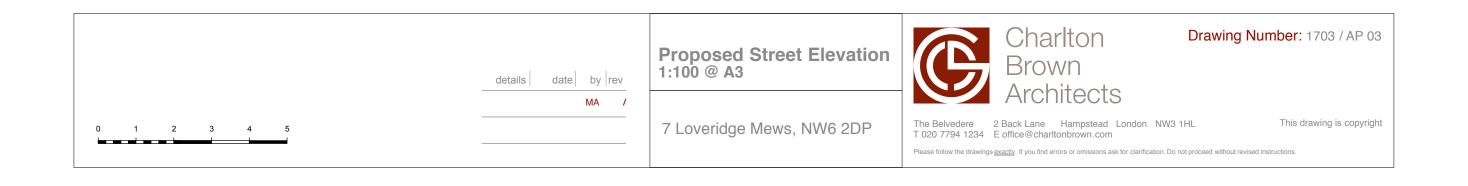
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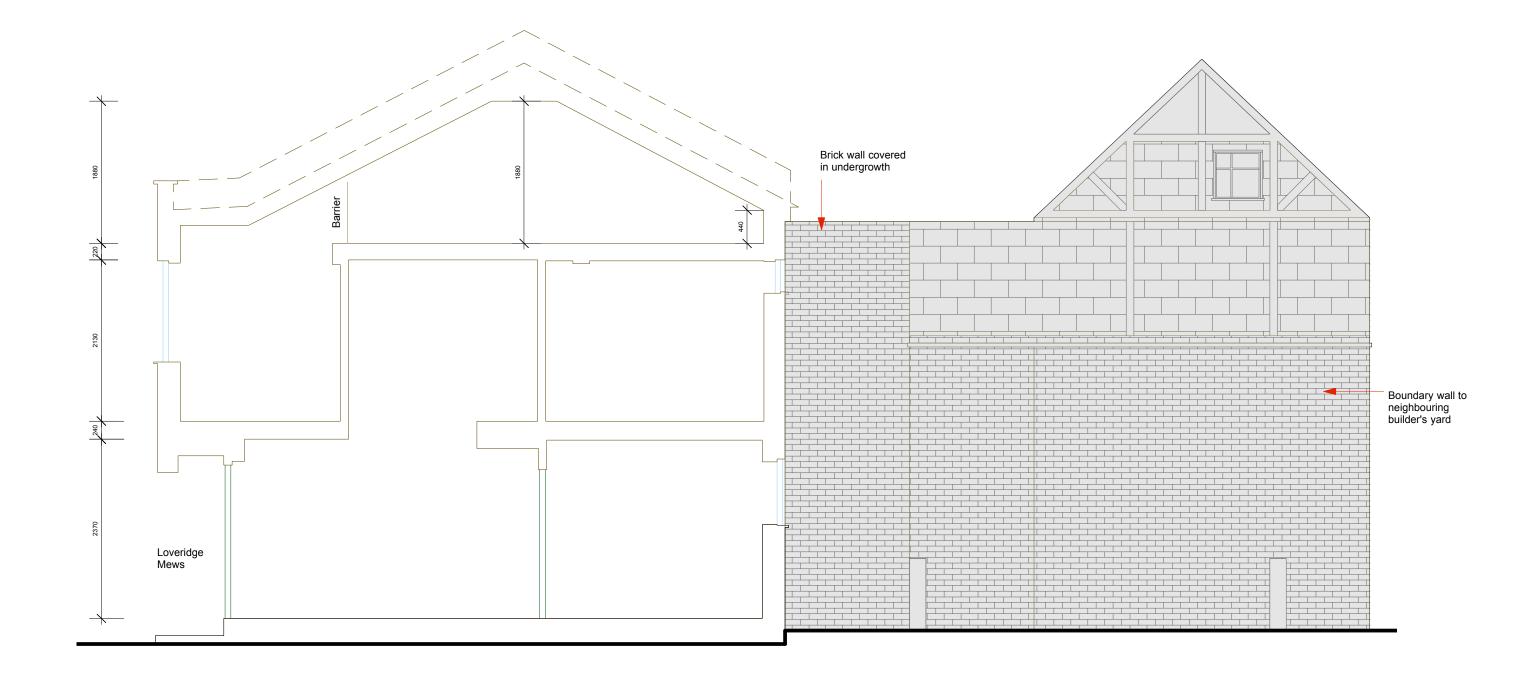
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Existing Section AA

1:50 @ A3

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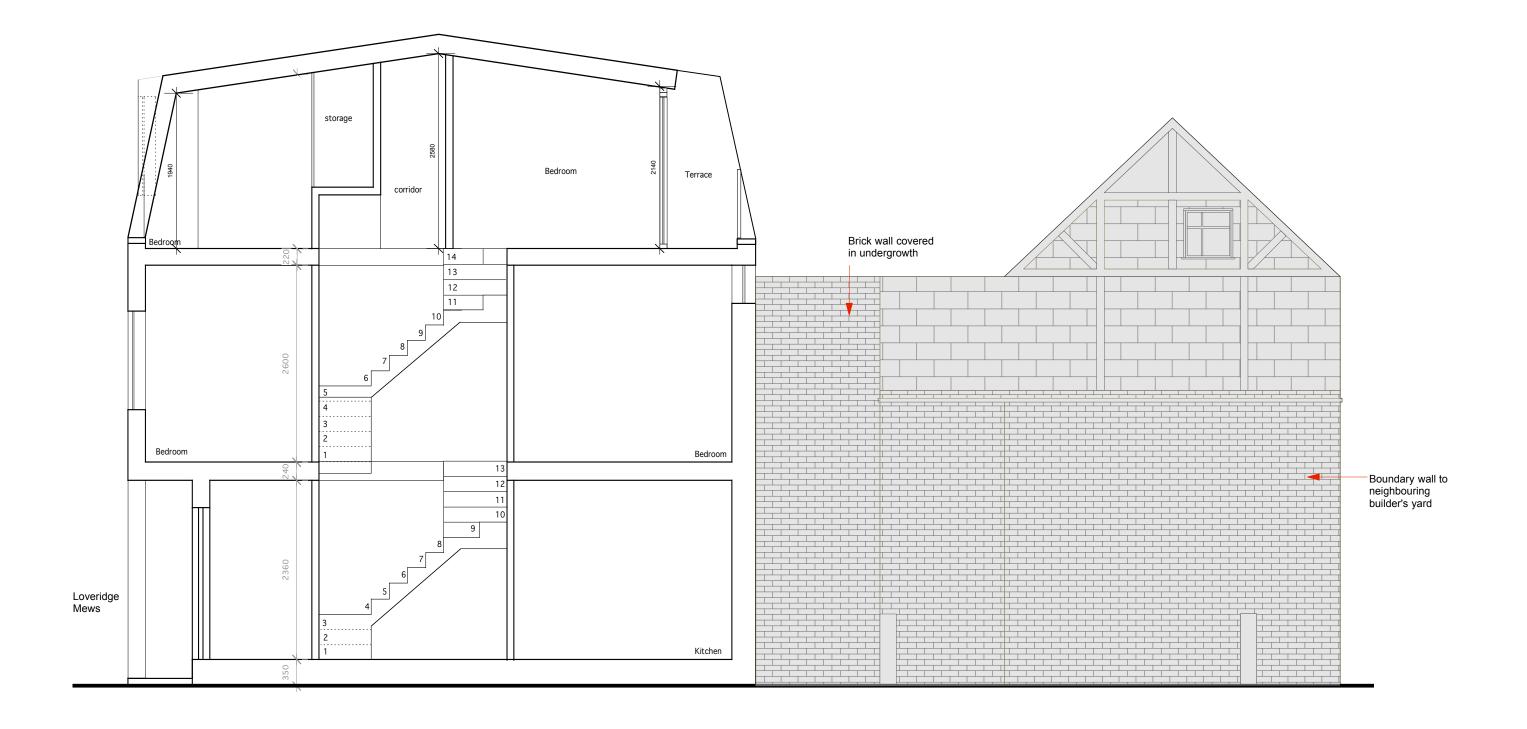


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NOTE: Survey informaiton has been added to these previously consented drawings



