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# PART A

INTRODUCTION

SITE LOCATION

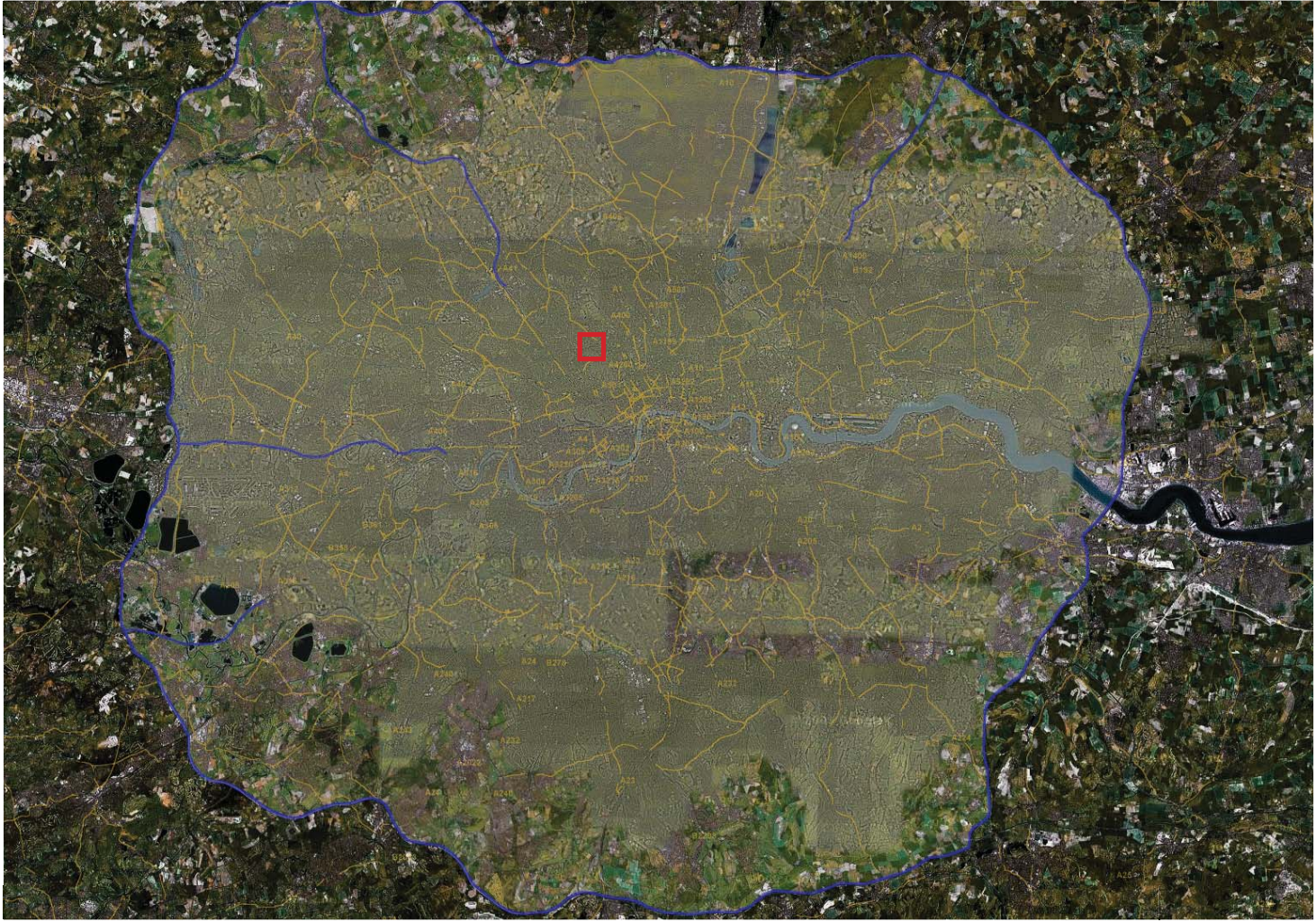
SITE HISTORY AND CONTEXT

PLANNING CONTEXT

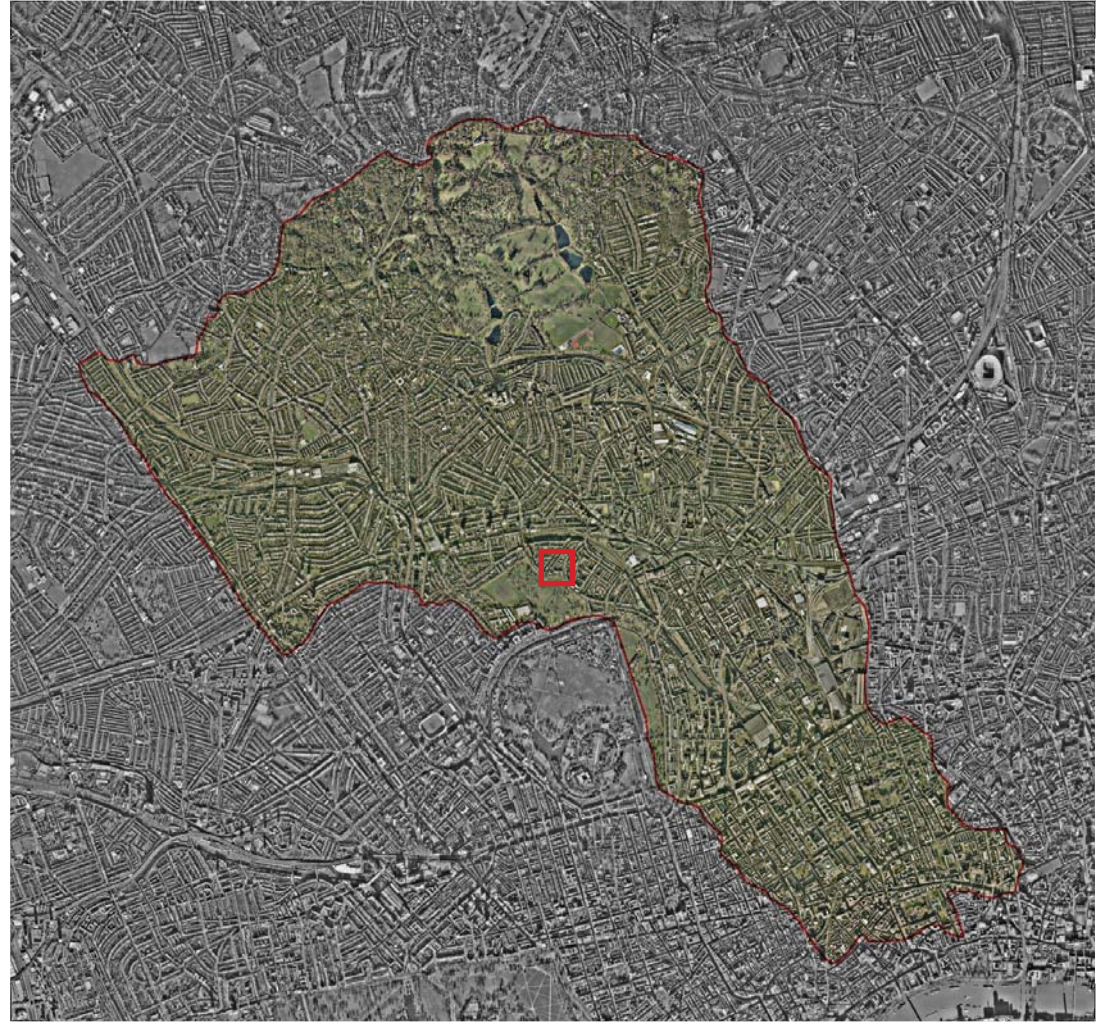
## INTRODUCTION

This brochure has been prepared to seek full planning permission for the following development at 10-12 St. George's Mews, London, NW1 8XE. The proposals include external alterations to the front and rear elevations.

**SITE LOCATION**  
**LONDON BOROUGH OF CAMDEN**



Map of London



London Borough of Camden



**Location**

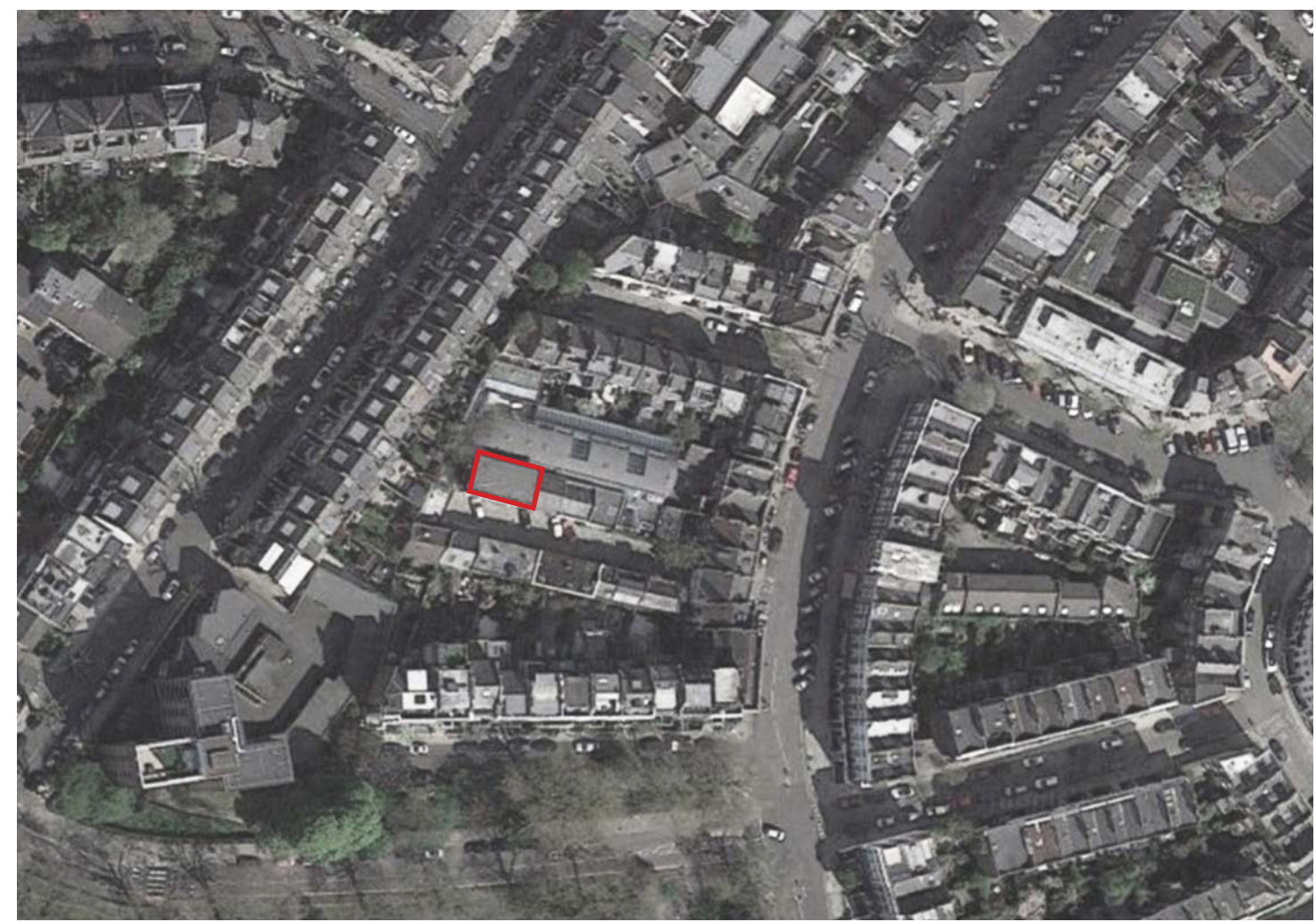
The site is located on St. George's Mews in the London Borough of Camden. It sits South-west to Chalk Farm Tube Station. The site is within the Primrose Hill Conservation Area.

# SITE LOCATION PROPOSAL SITE

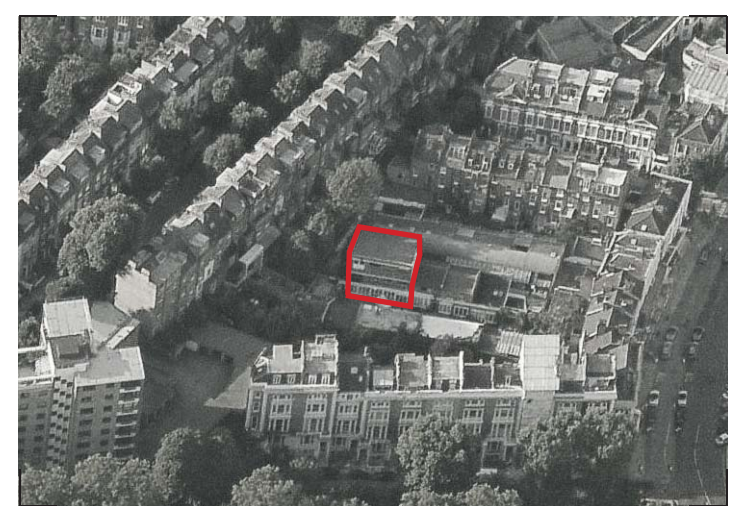
## Existing Building

The existing building is a three storey brick building, which was built much later than the rest of the mews houses and originally constructed for either light industrial or commercial use. It is currently in use as offices.

Due to differing age and purpose, it is out of character with the immediately surrounding area in terms of both use and architectural features. The local area is predominantly made up of Victorian terrace houses with some more-recent, larger residential blocks to the north west. There are also a number of more contemporary residential infill projects that have been constructed in the area.



Site Map



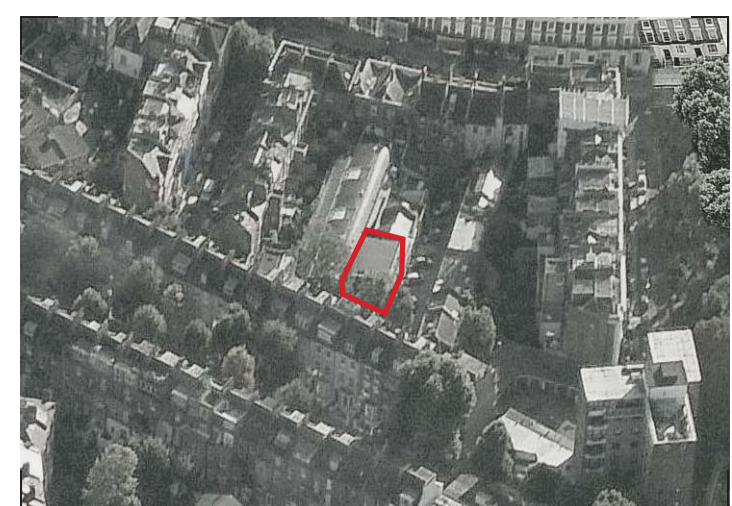
South View



North View



East View



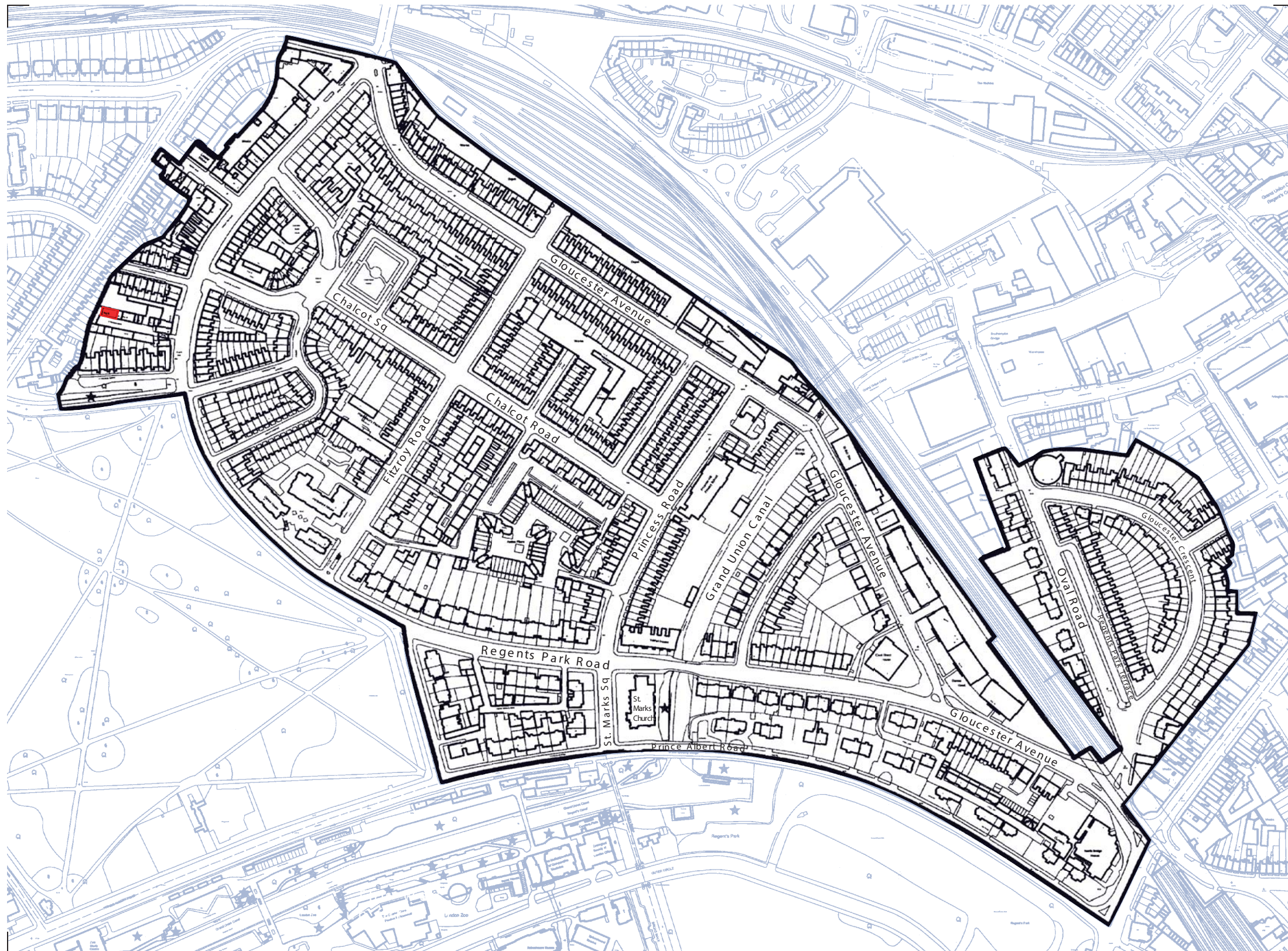
West View

### SITE HISTORY AND CONTEXT PRIMROSE HILL CONSERVATION AREA

The site sits within the north western area of the Primrose Hill Conservation Area.

#### Extract from Primrose Hill conservation area statement (Dec 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".*



 Proposal Site



## SITE HISTORY AND CONTEXT

### LOCAL ACCESSIBILITY

The public transport to the site is good. It is short walk (approx. 6 minutes) from Chalk Farm tube station (Northern Line) and demonstrates good transport links to other services and is within the travel card zone 2. The PTAL rating for the site is 3

#### Local Bus Routes:

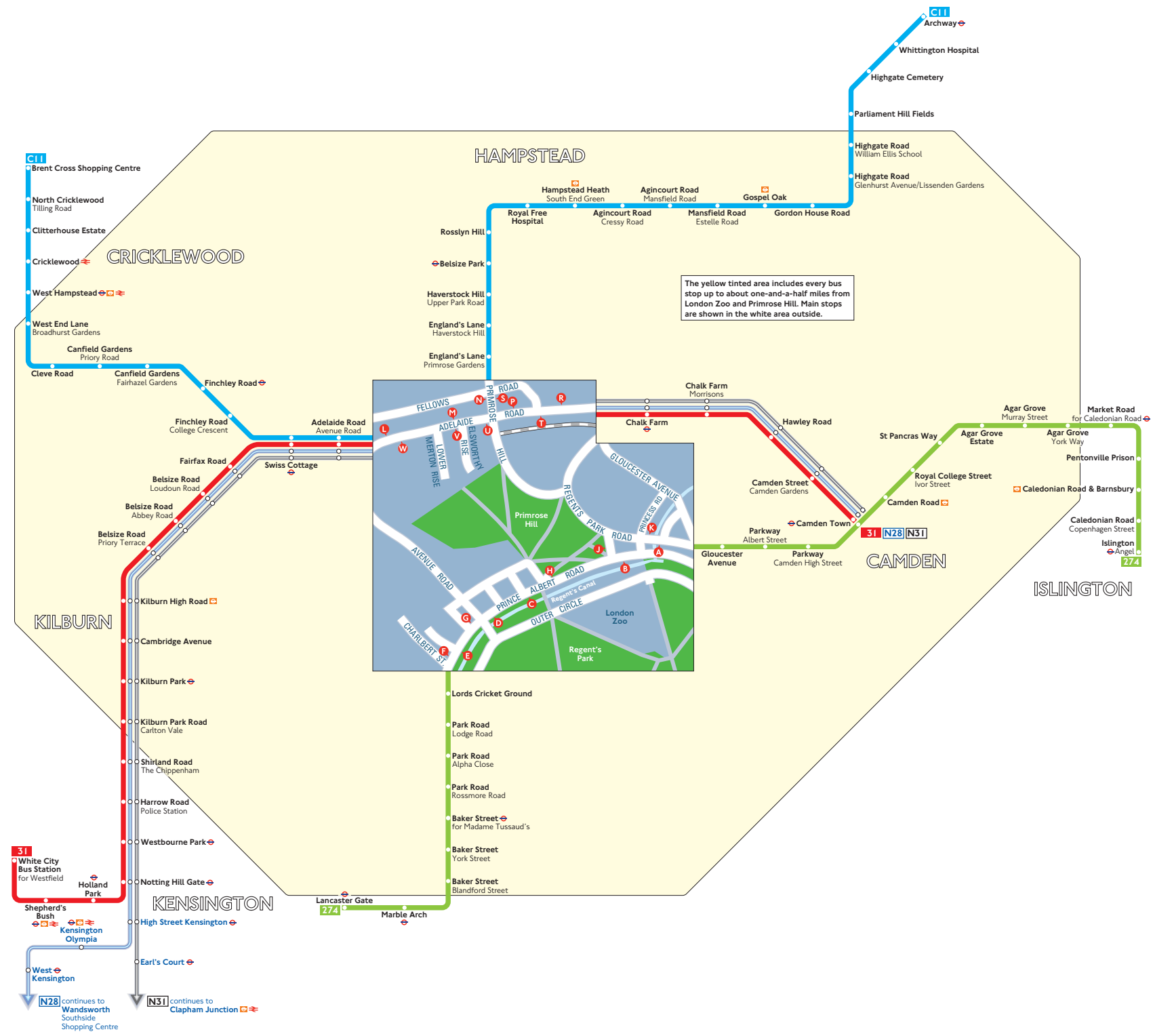
There are regular bus services that operate close by around the site. Here are a number of bus routes heading to the following destinations:

#### 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

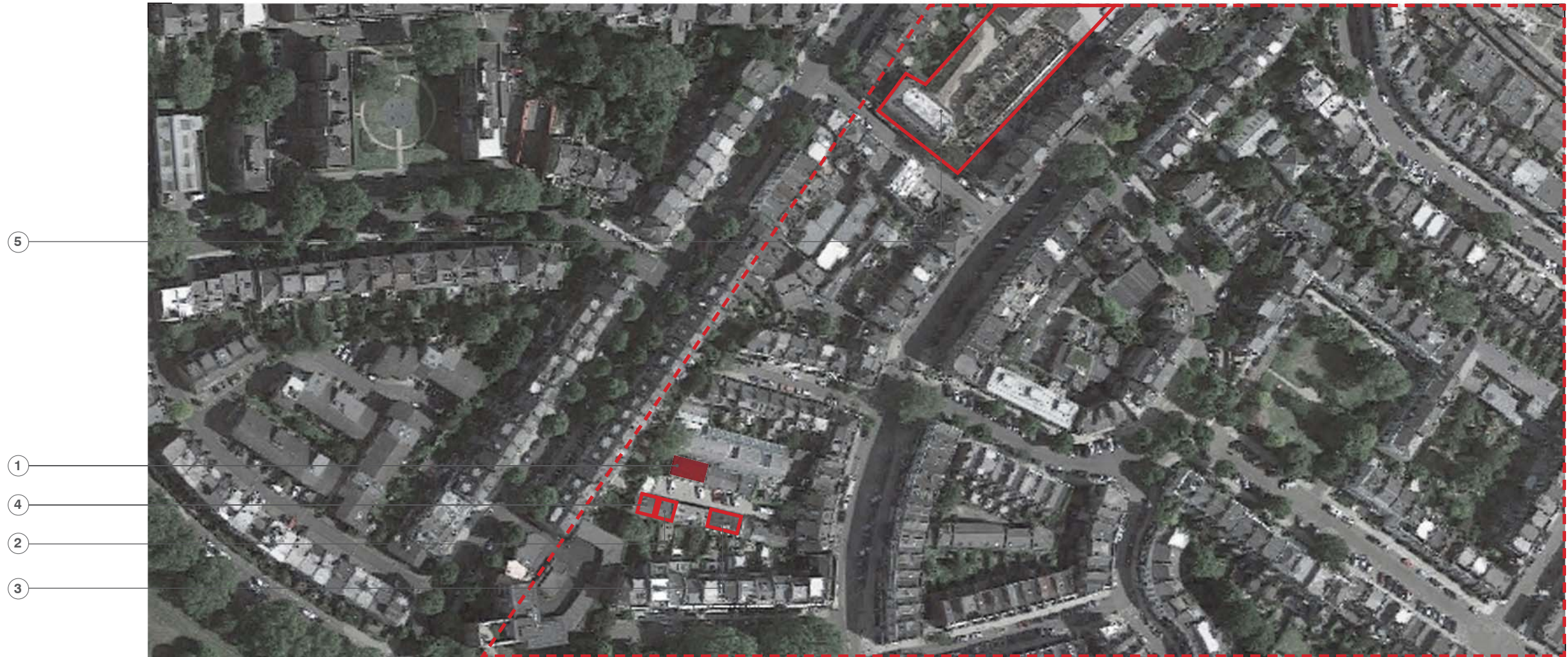


Bus Routes



**PLANNING CONTEXT**  
**RELEVANT PLANNING APPLICATIONS**

- Proposal Site
- Relevant Planning Applications
- Primrose Hill Conservation Area



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. 10-12a St Georges Mews, London, NW1 8XE**  
APPLICATION REF: 2016/3559/P

Change of use from offices (B1a) to a 3 bed, 6 person residential unit (C3); associated alteration.  
APPROVED 24/04/2017

**2. 7 St George's Mews London NW1 8XE**  
APPLICATION REF: 2016/6903/P

Conversion of existing ground and first floor studio flats into single residential dwelling with associated external alterations to windows and rooflights.  
APPROVED 20/04/2017

**3. 3 St. Georges Mews London NW1 8XE**  
APPLICATION REF: 2014/5178/P

Changes to windows and doors at ground and first floor of front elevation including Juliette balcony at first floor and four replacement rooflights and a replacement chimney to existing single dwelling (class C3).  
APPROVED 18/09/2014

APPLICATION REF: 2004/2945/P

Change first floor windows to pairs instead of sets of 3 (amendment to planning permission 2004/1593/P dated 07/06/04).  
APPROVED 19/07/2004

**4. 8/8A St. George's Mews London NW1 8XE**  
APPLICATION REF: 2016/5979/P

Change of use of the ground floor from office (Use Class B1(a)) to residential and conversion with the first floor to provide a single dwellinghouse, erection of a single storey rear extension (including excavation of land to the rear), installation of new ground floor entrance, new and replacement windows and rooflights.  
APPROVED 19/10/2017

**5. 6 Erskine Road, London, NW3 3 AJ**  
APPLICATION REF: 2013/6326/P

Redevelopment involving the change of use of Leeder House from office (Class B1) to residential use (Class C3) to provide 4 units; erection of part 2/ 3-storey building with enlarged basement; roof extension and alterations to elevations.  
APPROVED 24/12/2013

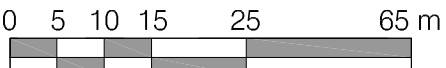
# PART B

## EXISTING DRAWINGS

**EXISTING DRAWINGS  
SITE PLAN**



**SITE LOCATION PLAN.** DRAWING no. 0500. 1:1250@A3



**10-12 ST. GEORGE'S MEWS. LONDON. NW1 8XE**

EXISTING DRAWINGS  
BLOCK PLAN



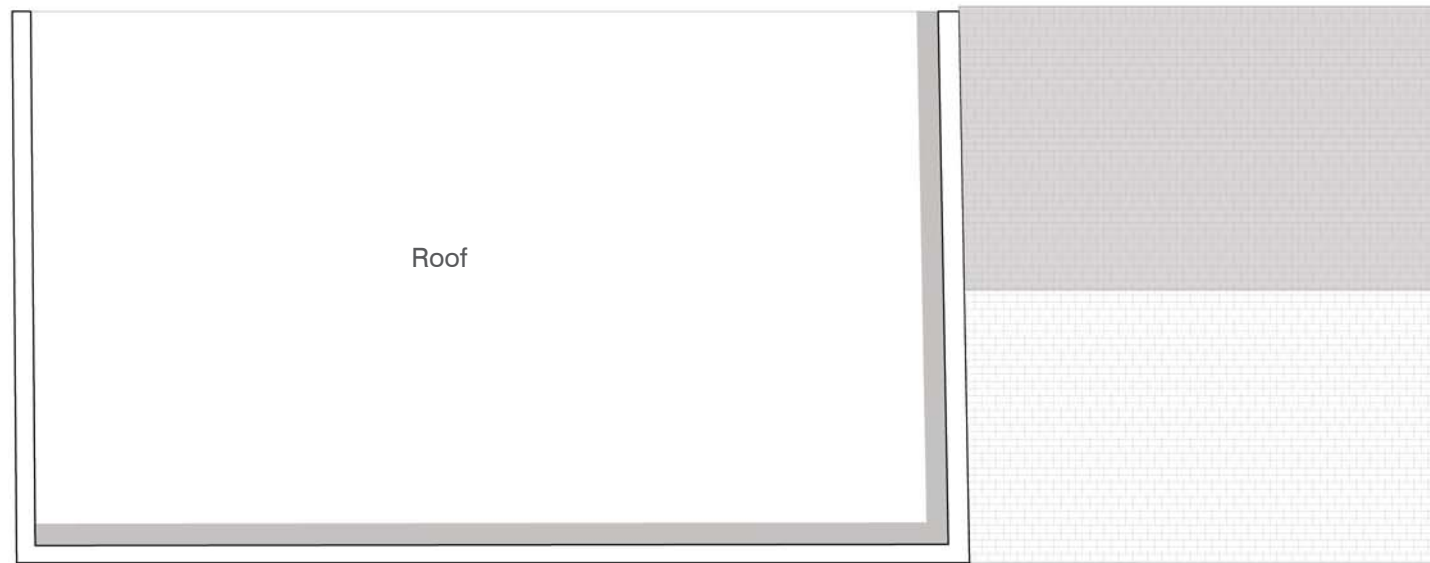
BLOCK PLAN. DRAWING no. 0501. 1:200@A3



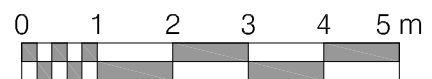
10-12 ST. GEORGE'S MEWS. LONDON. NW1 8XE



**EXISTING DRAWINGS  
PLAN**

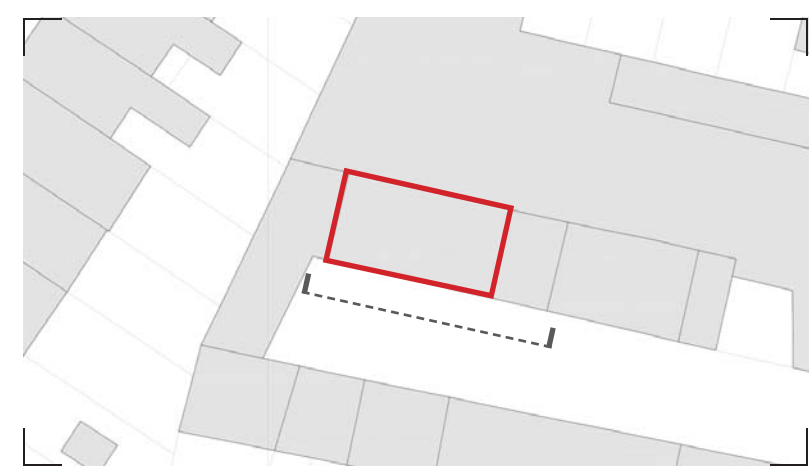
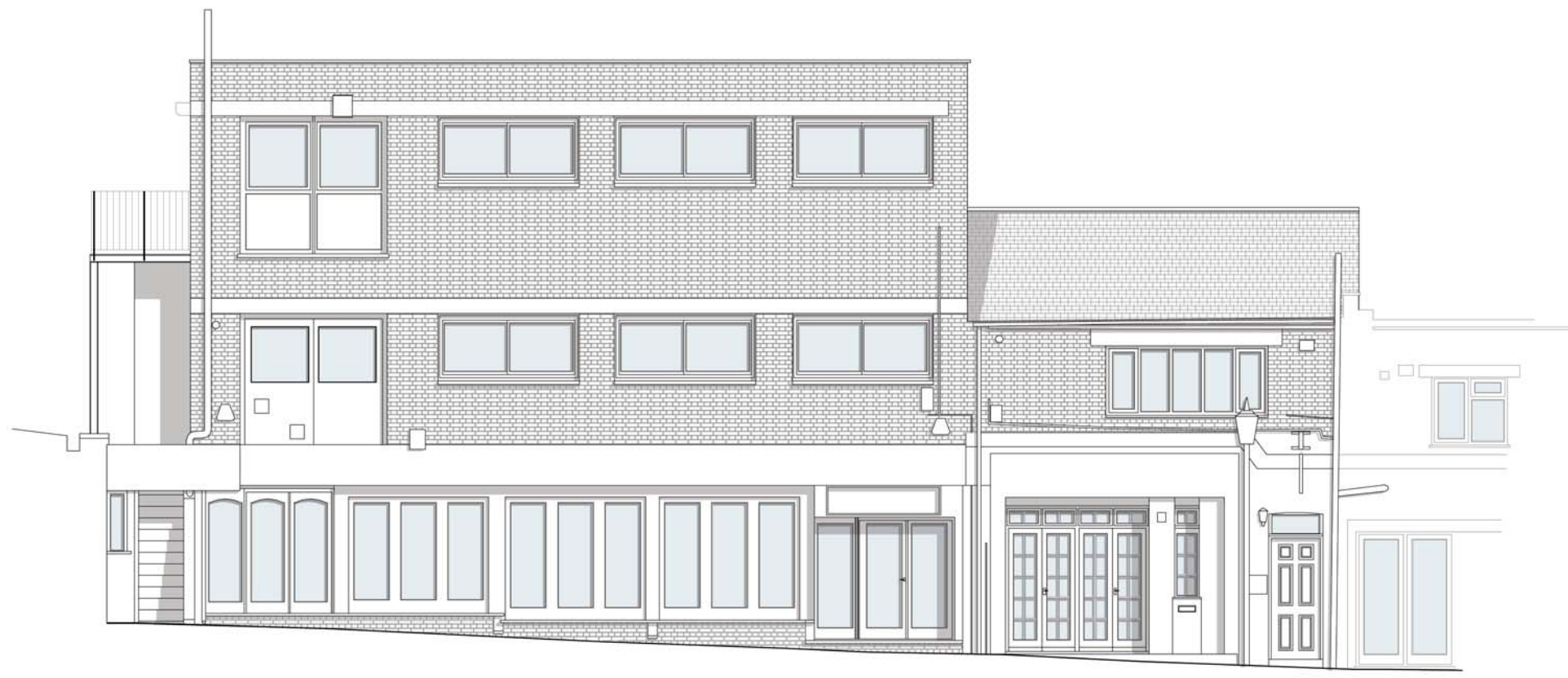


**ROOF PLAN.** DRAWING no. 1000. 1:100@A3

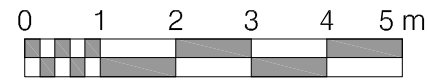


10-12 ST. GEORGE'S MEWS. LONDON. NW1 8XE

EXISTING DRAWINGS  
ELEVATIONS

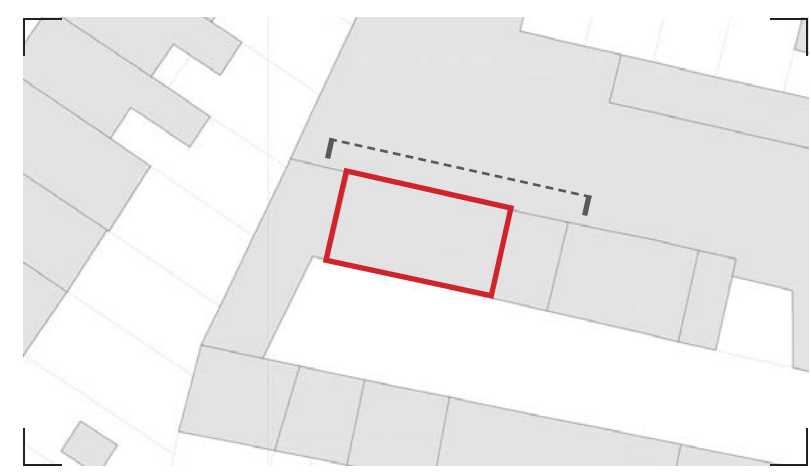
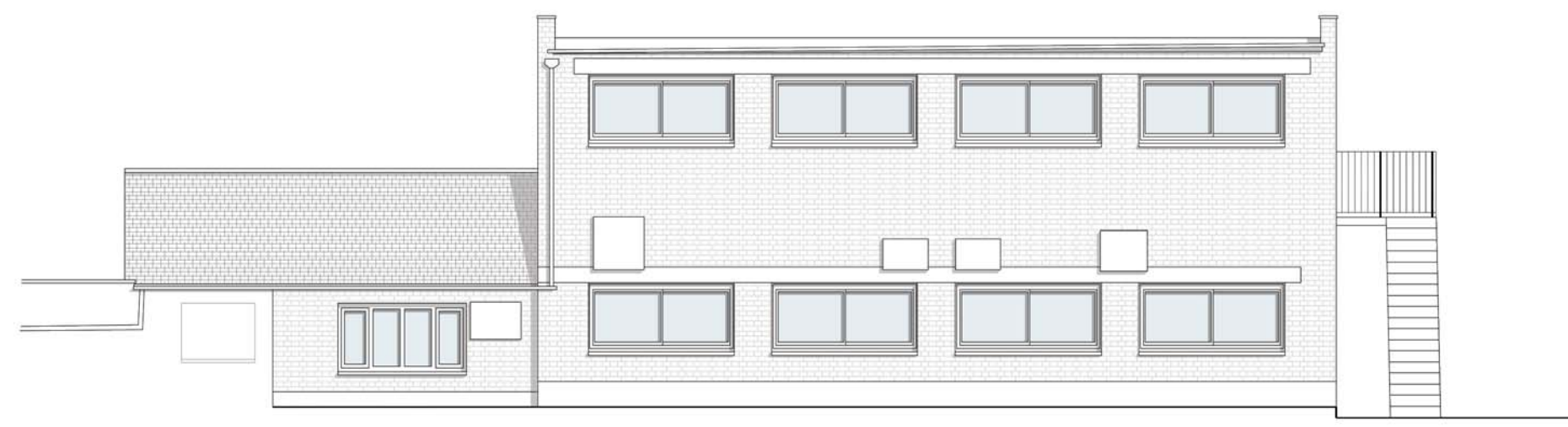


FRONT ELEVATION. DRAWING no. 1100. 1:100@A3

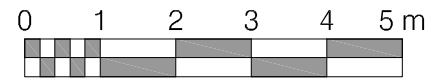


10-12 ST. GEORGE'S MEWS. LONDON. NW1 8XE

EXISTING DRAWINGS  
ELEVATIONS



REAR ELEVATION. DRAWING no. 1101. 1:100@A3

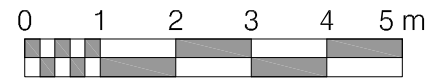


10-12 ST. GEORGE'S MEWS. LONDON. NW1 8XE

EXISTING DRAWINGS  
ELEVATIONS

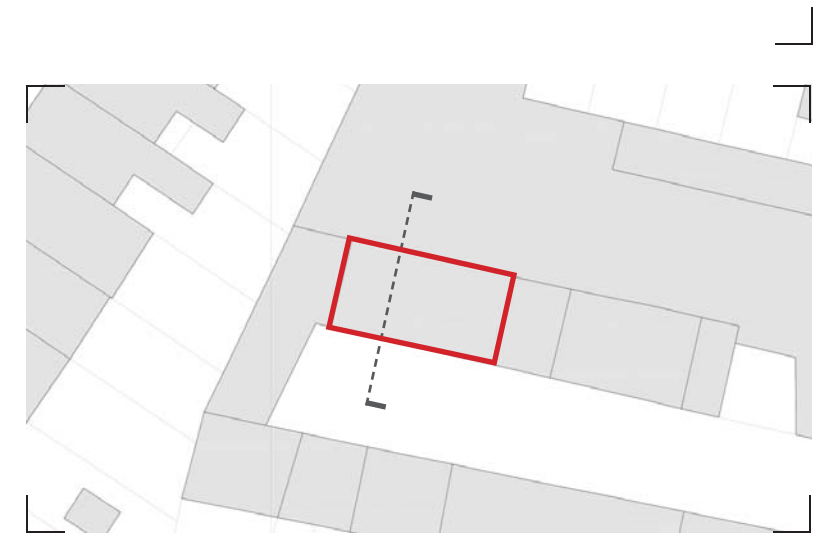
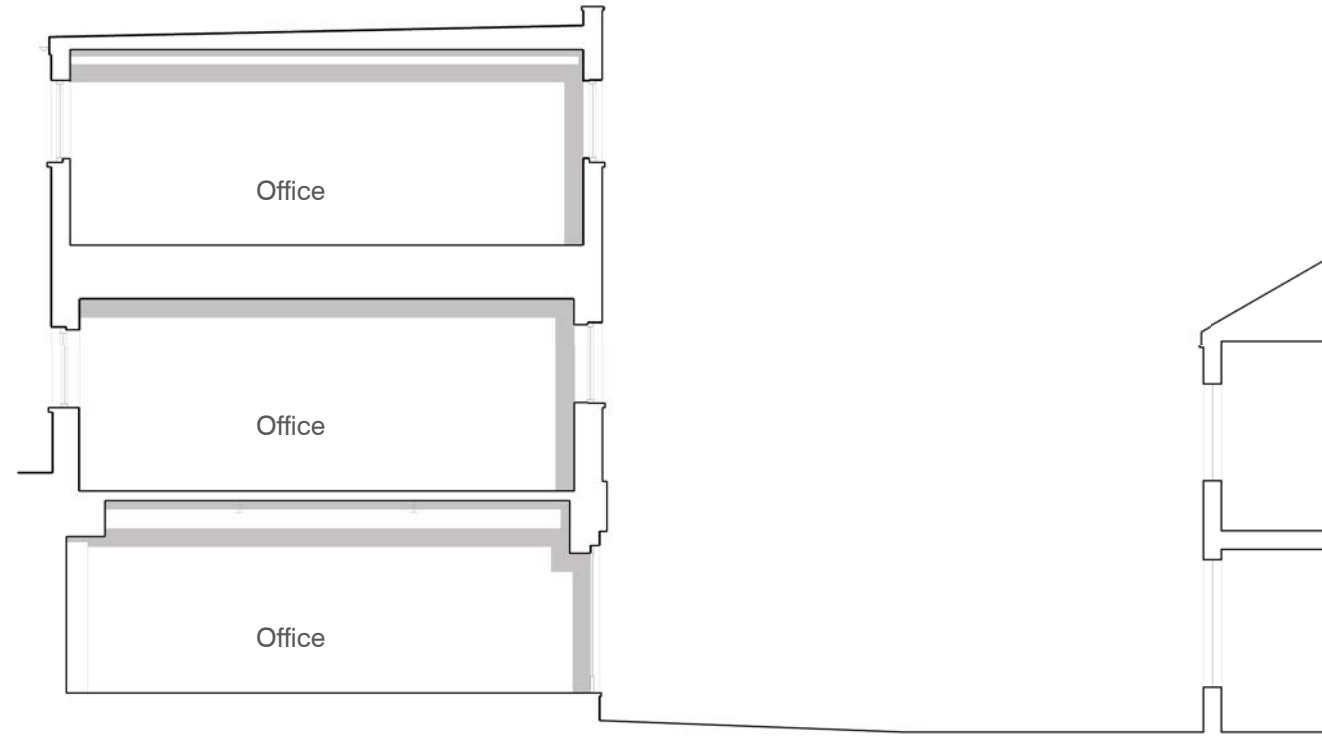


**SIDE ELEVATION.** DRAWING no. 1102. 1:100@A3

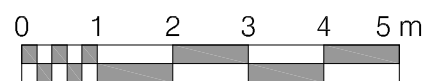


10-12 ST. GEORGE'S MEWS. LONDON. NW1 8XE





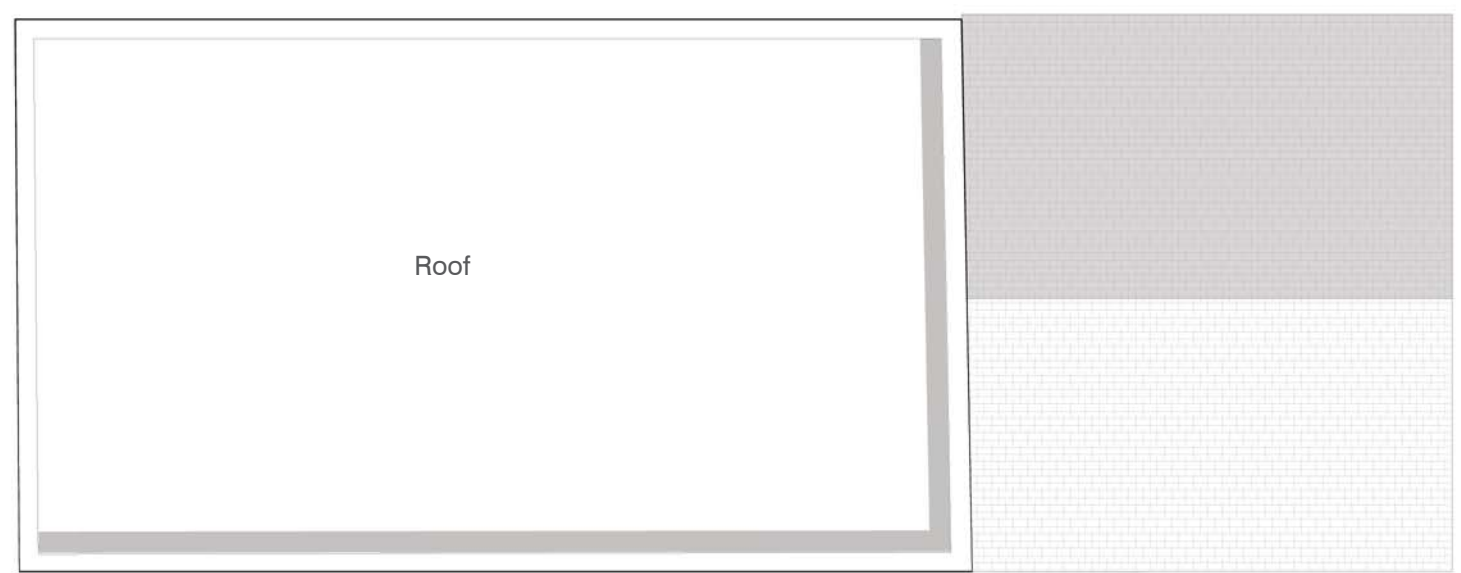
SECTION A. DRAWING no. 1200. 1:100@A3



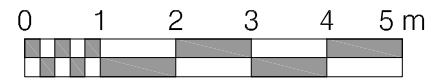
# PART C

## PROPOSED DRAWINGS

**PROPOSED DRAWINGS  
PLAN**



**ROOF PLAN.** DRAWING no. 2000. 1:100@A3



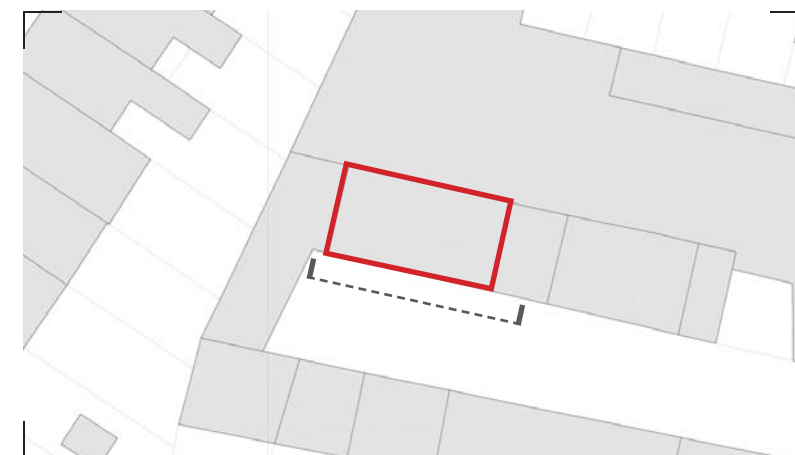
10-12 ST. GEORGE'S MEWS. LONDON. NW1 8XE

**PROPOSED DRAWINGS  
FLOOR PLANS**

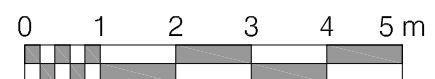


**Key**

- 1. Existing concrete lintels, painted white to match the new rendered sections.
- 2. New 'Crittall style' windows.
- 3. Existing brickwork to be cleaned and re-pointed as necessary.
- 4. New render, painted white.
- 5. New timber doors.
- 6. Louvred panel.

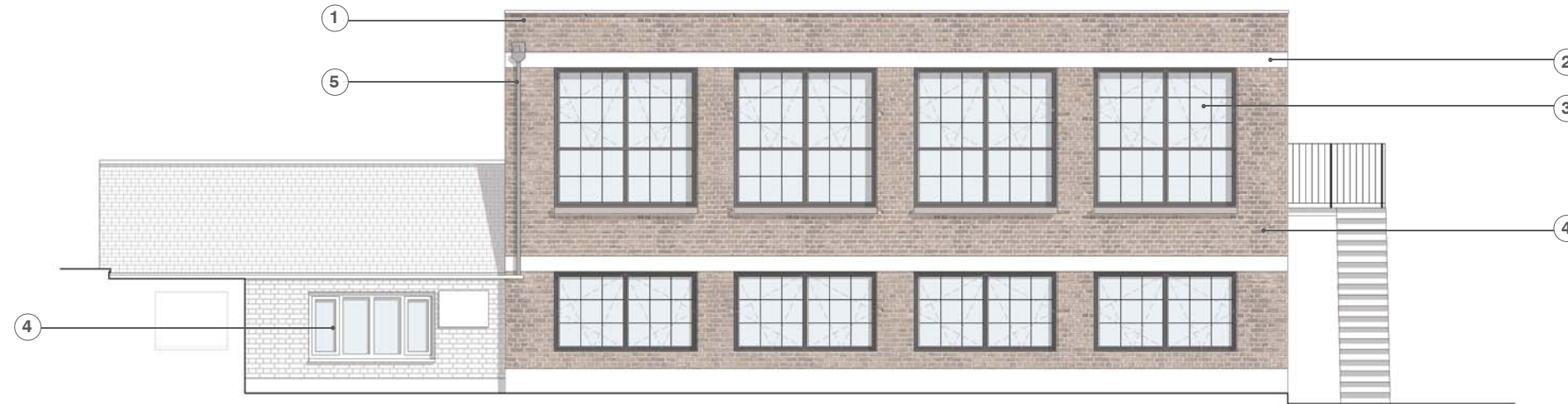


**FRONT ELEVATION.** DRAWING no. 2100A. 1:100@A3



10-12 ST. GEORGE'S MEWS. LONDON. NW1 8XE

**PROPOSED DRAWINGS  
FLOOR PLANS**

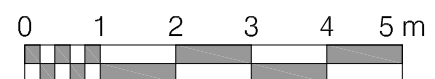


**Key**

- 1. Parapet built up in brick to match existing.
- 2. Existing concrete lintels, painted white to match the new rendered sections.
- 3. New 'Crittall style' windows.
- 4. Existing brickwork to be cleaned and re-pointed as necessary.
- 5. Pipework, painted.

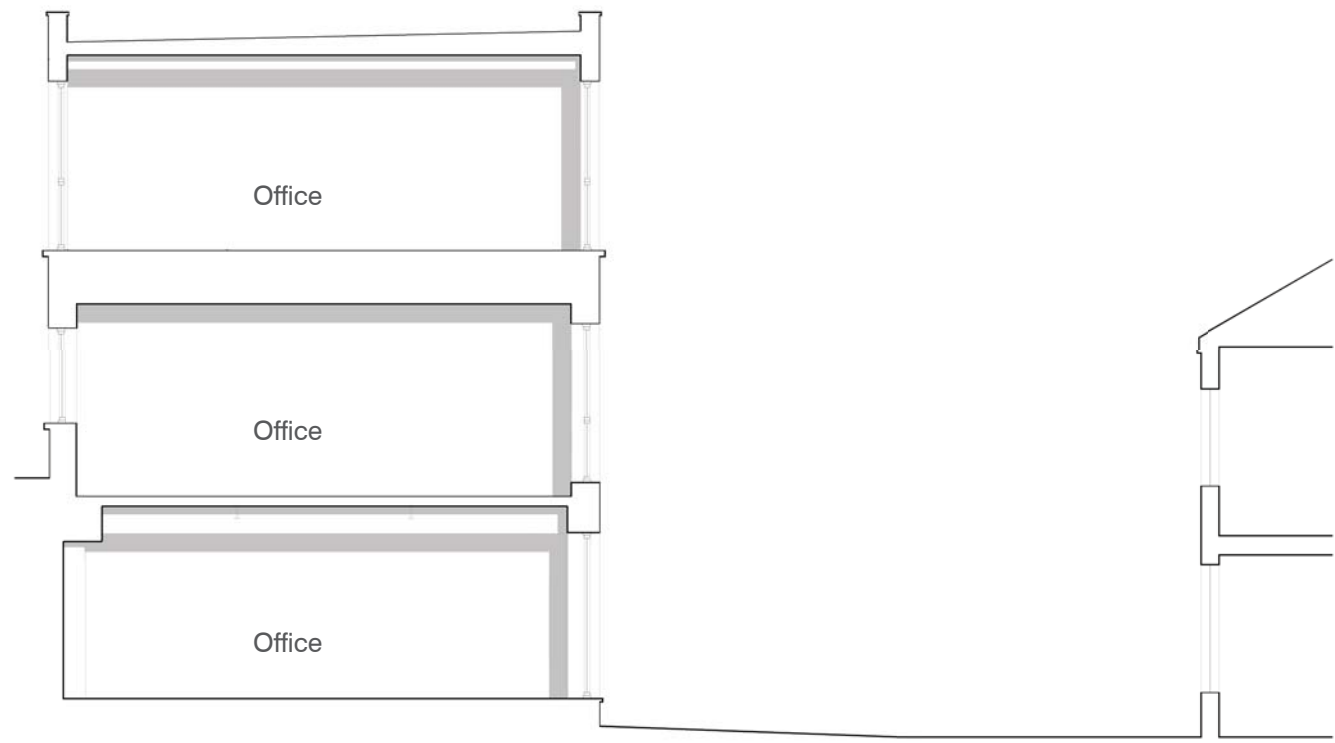


**REAR ELEVATION.** DRAWING no. 2101A. 1:100@A3

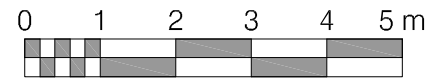


10-12 ST. GEORGE'S MEWS. LONDON. NW1 8XE

PROPOSED DRAWINGS  
SECTION



SECTION A. DRAWING no. 2200. 1:100@A3



10-12 ST. GEORGE'S MEWS. LONDON. NW1 8XE