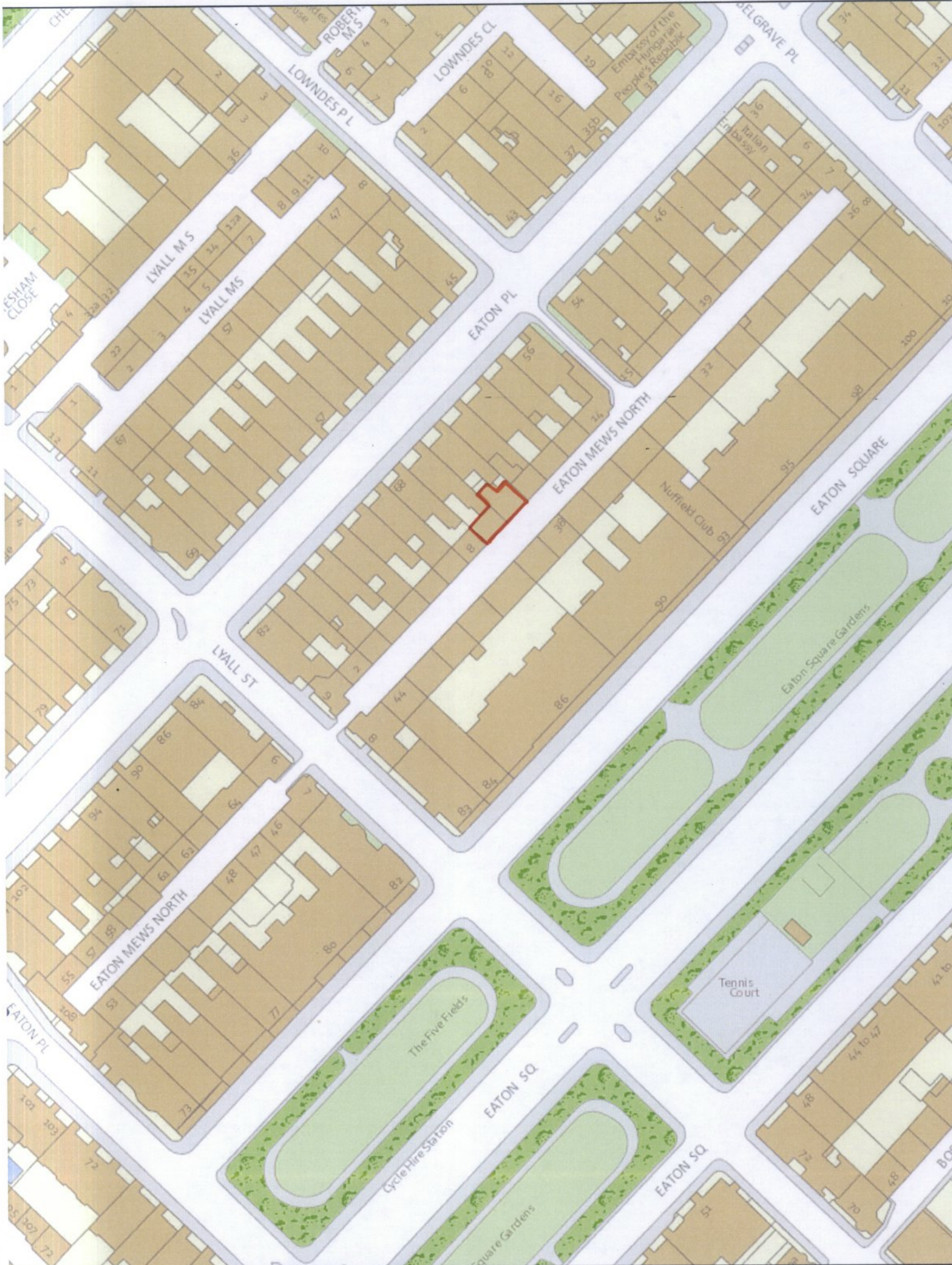


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 22 September 2015	Classification For General Release	
Report of Director of Planning	Wards involved Knightsbridge And Belgravia		
Subject of Report	9 and 10 Eaton Mews North, London, SW1X 8AR		
Proposal	Application 1: Erection of a mansard roof extension to Nos. 9 and 10 and use of the property as two separate dwellings. Application 2: Formation of a basement extension to Nos. 9 and 10 and use of the property as two separate dwellings.		
Agent	Savills		
On behalf of	Chloe Parashos c/o Leconfield		
Registered Number	15/03309/FULL 15/02961/FULL	TP / PP No	TP/25662/25661
Date of Application	15.04.2015	Date amended/ completed	15.04.2015
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area	Belgravia		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Outside London Plan Central Activities Zone Outside Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

1. Grant conditional permission.
2. Grant conditional permission.





9 AND 10 EATON MEWS NORTH, SW1

2. SUMMARY

Nos. 9 and 10 Eaton Mews North is a single dwellinghouse comprising of ground and first floor levels. The building is unlisted but within the Belgravia Conservation Area. Two applications have been submitted which seek the following: Application 1: The erection of a mansard roof extension to Nos. 9 and 10 and use of the property as two separate dwellings (15/03309/FULL) and Application 2: The formation of a basement extension to Nos. 9 and 10 and use of the property as two separate dwellings (15/02961/FULL).

The key issues in this case are:

- The impact of the proposals on residential amenity.
- The impact of the proposals on the character and appearance of the conservation area.

The proposals are considered to comply with the Council's policies in relation to amenity, design and conservation as set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan) and the applications are recommended for approval.

3. CONSULTATIONS

APPLICATION 1:

BELGRAVIA RESIDENTS ASSOCIATION

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 32; Total No. of Replies: 3.

Amenity

- Loss of privacy and increased overlooking.
- Loss of light.
- Increased sense of enclosure.
- Loss of view.

Design

- Extensions are large and overbearing given scale of mews.

Other

- Noise and disturbance during building works.
- No notice received by adjoining occupiers of proposed development.

ADVERTISEMENT/SITE NOTICE: Yes.

APPLICATION 2:

BELGRAVIA RESIDENTS ASSOCIATION

Any response to be reported verbally.

HIGHWAYS PLANNING MANAGER

Objection.

- Loss of existing off street car parking.

ENVIRONMENTAL HEALTH

No objection.

BUILDING CONTROL

Structural method statement acceptable.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 43; Total No. of Replies: 3.

(Three from the same owner/occupier).

Amenity

- Loss of light.
- Loss of privacy.
- Increased sense of enclosure.

Other

- No notice received by adjoining occupiers of proposed development.
- Loss of rent.
- Increased parking demand.
- Noise and disruption during building works.

ADVERTISEMENT/SITE NOTICE: Yes.

4. BACKGROUND INFORMATION**4.1 The Application Site**

Nos. 9 and 10 Eaton Mews North are two unlisted buildings within the Belgravia Conservation Area. The buildings are currently amalgamated into a single family dwelling comprising of ground and first floor levels. The building is located on the north side of Eaton Mews North.

4.2 Relevant History**9 Eaton Mews North**

A Lawful Development Certificate was issued on the 20 March 2015 confirming that the excavation of a single level basement under the existing property (15/01707/CLOPUD) would be permitted development.

10 Eaton Mews North

A Lawful Development Certificate was issued on the 20 March 2015 for the excavation of a single level basement under the existing property (15/01709/CLOPUD) would be permitted development.

Planning permission was granted on the 27 January 1992 for an additional mansard floor on existing mews house and conservatory link to main house (64 Eaton Place) (91/04641/FULL).

5. THE PROPOSAL**Application 1: 15/03309/FULL**

Permission is sought for the erection of a mansard roof extension to Nos. 9 and 10 and use of the property as two separate dwellings.

Application 2: 15/02961/FULL

Permission is sought for the formation of a basement extension to Nos. 9 and 10 and use of the property as two separate dwellings. The application has been revised to omit rear extensions and roof terraces.

6. DETAILED CONSIDERATIONS**6.1 Land Use**

The proposals submitted under Applications 1 and 2 seek to provide additional residential floorspace to the existing dwellinghouse. In land use terms the proposals are considered acceptable and comply with Policy S14 of the City Plan and saved Policy H3 of the UDP.

6.2 Townscape and Design**Application 1:**Roof extension

It is proposed to erect a roof extension to both Nos. 9 and 10. Along with No. 11, the two mews properties are the only remaining mews houses which retain their traditional pitched roofs. Given the overwhelming change in the character of the roof scape within the mews, the principle of roof extensions is not opposed in townscape terms.

In design terms the mansards conform to the established roof line in terms of their height and are in line with the guidance contained within the City Council's supplementary planning guidance on roofs, and exhibit a traditional form and well-designed details such as modest dormer windows. The proposals are acceptable in accordance with Policies DES1, DES6, DES9, S25 and S26.

Alterations to the front elevation

Alterations are also proposed to the front elevation which comprises of the replacement of the existing bay windows, repositioning of the front entrance door to No. 9 and alterations to the existing garage doors. These alterations benefit from permitted development rights under Schedule 2, Part 1 Class A of The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015.

Application 2:

The proposal originally included the erection of rear extensions with terraces to the rear of both Nos. 9 and 10. However these were considered to be an uncharacteristic addition to the rear of the mews properties and therefore unacceptable in both design and amenity. These have now been omitted.

Basement excavation

The proposals seek to form a single storey basement extension beneath Nos. 9 and 10 Eaton Mews North. A Certificate of Lawful Development has been issued for both Nos. 9 and 10 for a new (slightly smaller) basement extension but this has not been implemented.

The proposed basements will provide additional residential accommodation in the form of a gym, media room and utility room. Both basements will have an external lightwell to allow natural light into the basement areas. The external lightwell is not visible from the public

realm and there will be very limited views from the upper floor windows of the adjoining properties.

The building is not listed but nevertheless the proposed floor to ceiling height of the proposed basement extension does not exceed the floor to ceiling height of the upper ground floor level.

A structural method statement for the proposed basement extensions has been provided. The structural statement has been assessed by Building Control officers who have confirmed that the method of excavation is satisfactory. Conditions are recommended to control noise from building works and the submission of a Construction Management Statement.

External alterations

Following the omission of the proposed rear extensions to Nos. 9 and 10, the remaining external alterations consist of the reconfiguration of the existing windows at rear first floor level and insertion of a new central window on both properties. These alterations benefit from permitted development rights under Schedule 2, Part 1 Class A of The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015.

There are two existing extensions at rear ground floor level which are to remain as existing. The only alteration proposed is to the design of the French doors. The proposed alterations are considered acceptable but also benefit from permitted development rights under Schedule 2, Part 1 Class A of The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015.

6.3 Amenity

Policy ENV13 of the UDP states that the Council will resist proposals that would result in a material loss of daylight/sunlight, particularly to dwellings, and that developments should not result in a significant increased sense of enclosure, overlooking or cause unacceptable overshadowing. Similarly, Policy S29 of the City Plan aims to protect the amenity of residents from the effects of development.

Application 1:

Daylight and Sunlight

Policy ENV 13 seeks to ensure good lighting levels for habitable rooms in existing premises. Recommended standards for daylight and sunlight in residential accommodation are set out in the Building Research Establishment (BRE) publication 'Site layout planning for daylight and sunlight' (second edition 2011). The applicant has undertaken a daylight and sunlight assessment in accordance with the BRE guidelines.

The properties included in the assessment are Nos. 37-40 Eaton Mews North and Nos. 62, 64, 66 and 68 Eaton Place.

Objections have been received from (Flat 1) 66 Eaton Place on the grounds that the proposed roof extension would cause a loss of light. Flat 1 occupies the lower ground and ground floor level and has a small courtyard area which backs onto the rear of No. 9 Eaton Mews North. The lower ground floor level has a set of doors which provide access to the courtyard area from the study/living room area. At ground floor level there is a rear window which serves the dining room.

There will be no material loss of daylight or sunlight to the windows in the rear of 66 Eaton Place.

Overlooking

There is already a degree of mutual overlooking between No. 9 Eaton Mews North and to 66 Eaton Place. The new dormer windows in the new roof extension will serve staircases, circulation spaces and en-suite bathrooms. It is proposed to obscurely glaze the lower three panes of the windows which is considered acceptable and will be secured by condition.

Sense of enclosure

With the exception of Nos. 9 to 11 Eaton Mews North the majority of the mews properties along the terrace have roof extensions.

The occupiers of Flat 1 at 66 Eaton Place and the lower ground/ground floor flat of 64 Eaton Place would be able to see the new mansard extension but not to a degree which would be regarded as causing an increased sense of enclosure.

Application 2:

The proposed extensions and terraces to both Nos. 9 and 10 have been omitted from the proposals. The residential occupiers of the flats within Nos. 62 and 66 Eaton Place had both objected to the extensions on grounds of increased sense of enclosure and loss of privacy/overlooking caused by the additional bulk of the extensions and proposed high level terraces on both extensions. Given that the extensions have now been omitted from the proposals, these objections have been overcome.

Both buildings are single family dwellings and at rear first floor level of both Nos. 9 and 10 it is proposed to alter the existing windows and insert a new central window. The windows on the rear elevation which will serve a staircase and en-suite bathroom area will all be obscurely glazed and this will be secured by condition.

It is proposed to replace the existing French doors to the existing extensions. The doors to the rear of No. 10 are not dissimilar to the existing situation. The proposed French doors to the extension to the rear of No. 9 already face onto the side elevation looking towards No. 8 and do not face towards the rear of 66 Eaton Place. The proposed alterations and insertion of new French doors to Nos. 10 and 9 respectively are not considered to cause material harm to the amenity of 66 Eaton Place.

6.4 Transportation/Parking

Concern has been raised that the proposal to split the existing property into two separate dwellings will increase parking demand. The property was originally designed as two separate dwellings. The mews is a private road. The existing garages to both properties are to be retained therefore a refusal on parking grounds is not considered sustainable in this instance.

6.5 Economic Considerations

Not applicable.

6.6 Other UDP/Westminster Policy Considerations

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be

applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. Westminster's City Plan: Strategic Policies was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

The UDP policies referred to in the consideration of these applications are considered to be consistent with the NPPF unless stated otherwise.

6.7 London Plan

The proposal does not raise strategic issues.

6.8 Planning Obligations

Not applicable.

6.9 Environmental Assessment including Sustainability and Biodiversity Issues

The proposal is of insufficient scale to require an environmental assessment.

6.10 Other Issues

Applications 1 and 2:

The residential occupier of 66 Eaton Place has stated that they were not consulted about the proposals. However, the City Council had sent out neighbour notification letters to the nearest affected residential properties including 66 Eaton Place as well as placing a site notice and press notice to advertise the application.

Concern has been raised that the proposed works would result in a loss of rent to an adjoining property within the mews as a result of the noise and disturbance caused by the works. This is not a planning matter.

6.11 Conclusion

Subject to conditions, the applications are acceptable in design, listed building and amenity terms. In all other respects the proposals are considered acceptable.

BACKGROUND PAPERS

Application 1:

1. Application form.
2. E-mail from the occupier of 11 Eaton Mews North dated 20 May 2015.
3. E-mail from the occupier of Flat 1, 62 Eaton Place dated 1 June 2015.
4. Letters from Peter Weatherhead Planning on behalf of the occupiers of Flat 1, 66 Eaton Place dated 6 July 2015 and 20 August 2015.

Application 2.

1. Application form.
2. Memorandum from Environmental Health dated 5 May 2015.
3. Memorandum from Highways Planning Manager dated 12 May 2015.
4. E-mail from Building Control dated 9 June 2015.
5. E-mail from the occupier of 11 Eaton Mews North dated 20 May 2015.
6. E-mail from the occupier of Flat 1, 62 Eaton Place dated 1 June 2015.
7. E-mail from the occupier of Flat 1, 66 Eaton Place dated 26 June 2015.
8. E-mail from the occupier of Flat 1, 66 Eaton Place dated 30 June 2015.
9. Letters from Peter Weatherhead Planning on behalf of the occupiers of Flat 1, 66 Eaton Place dated 6 July 2015 and 20 August 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT AMANDA JACKSON ON 020 7641 2934 OR BY E-MAIL – ajackson@westminster.gov.uk

DRAFT DECISION LETTER

Address: 9 and 10 Eaton Mews North, London, SW1X 8AR

Proposal: Erection of a mansard roof extension to Nos. 9 and 10 and use of the property as two separate dwellings.

Plan Nos: EX100, EX200, EX201, EX202, EX203, EX204, EX205, EX206, EX207, PL201 Rev. A, PL202, PL203, PL204, PL205, PL206, PL207, PL208, Daylight and Sunlight Study and Planning, Design and Access Statement dated April 2015.

Case Officer: Zulekha Hosenally

Direct Tel. No. 020 7641 2511

Recommended Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 You must carry out any building work which can be heard at the boundary of the site only:

- * between 08.00 and 18.00 Monday to Friday;
- * between 08.00 and 13.00 on Saturday; and
- * not at all on Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours. (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 The roofs shall be covered in traditional Welsh slate. You must then keep the roofs in that condition.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the

character and appearance of this part of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 The windows shall be timber. You must then keep them in that condition.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 6 The dormer windows in the rear roof extension hereby approved and as shown annotated on drawing PL206 must not be clear glass. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission. (C21DB)

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 3 The garage doors are 'permitted development', but are very close to the public road. They may block the road when they are open. You will need to be sure that you can open the doors safely without causing any danger to the public or breaking any other law before carrying out this part of the development. (I37BA)

DRAFT DECISION LETTER

- Address:** 9 and 10 Eaton Mews North, London, SW1X 8AR
- Proposal:** Formation of a basement extension to No. 9 and No. 10 and use of the property as two separate dwellings
- Plan Nos:** EX100, EX200, EX101, EX102, EX103, EX104, EX105, EX106, EX107, PL100 Rev. D, PL101 Rev. C, PL102 Rev. D, PL103 Rev. B, PL104, PL105 Rev. D, PL106 Rev. C, PL107 Rev. C and Design and Access Statement dated August 2015.

For Information purposes only: Structural Method Statement in support of a planning application by Peek Architecture for a subterranean development Rev. A prepared by Duffy Associates Consulting Engineers dated 27 March 2015 (see informative 3) and Construction Management Plan dated March 2015 (see informative 4).

Case Officer: Zulekha Hosenally **Direct Tel. No.** 020 7641 2511

Recommended Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 Except for basement excavation work, you must carry out any building work which can be heard at the boundary of the site only:
- * between 08.00 and 18.00 Monday to Friday;
 - * between 08.00 and 13.00 on Saturday; and
 - * not at all on Sundays, bank holidays and public holidays.

You must carry out basement excavation work only:

- * between 08.00 and 18.00 Monday to Friday; and
- * not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours. (C11BA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 **Pre Commencement Condition.** No development shall take place, including any works of demolition, until a construction management plan for the proposed development has been submitted to and approved in writing by the City Council as local planning authority. The plan shall provide the following details:
- (i) a construction programme including a 24 hour emergency contact number;
 - (ii) parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 - (iii) locations for loading/unloading and storage of plant and materials used in constructing the development;
 - (iv) erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate);
 - (v) wheel washing facilities and measures to control the emission of dust and dirt during construction; and
 - (vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

You must not start work until we have approved what you have sent us. You must then carry out the development in accordance with the approved details.

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 5 The windows at rear first floor level hereby approved and as shown annotated on drawing PL105 Rev. D must not be clear glass. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission. (C21DB)

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)

- 3 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.

- 4 For the avoidance of doubt the Construction Management Plan required under condition 4 shall be limited to the items listed. Other matters such as noise, vibration, dust and construction methodology will be controlled under separate consents including the Control of Pollution Act 1974 and the Building Regulations. You will need to secure all necessary approvals under these separate regimes before commencing relevant works.

APPLICATION 1

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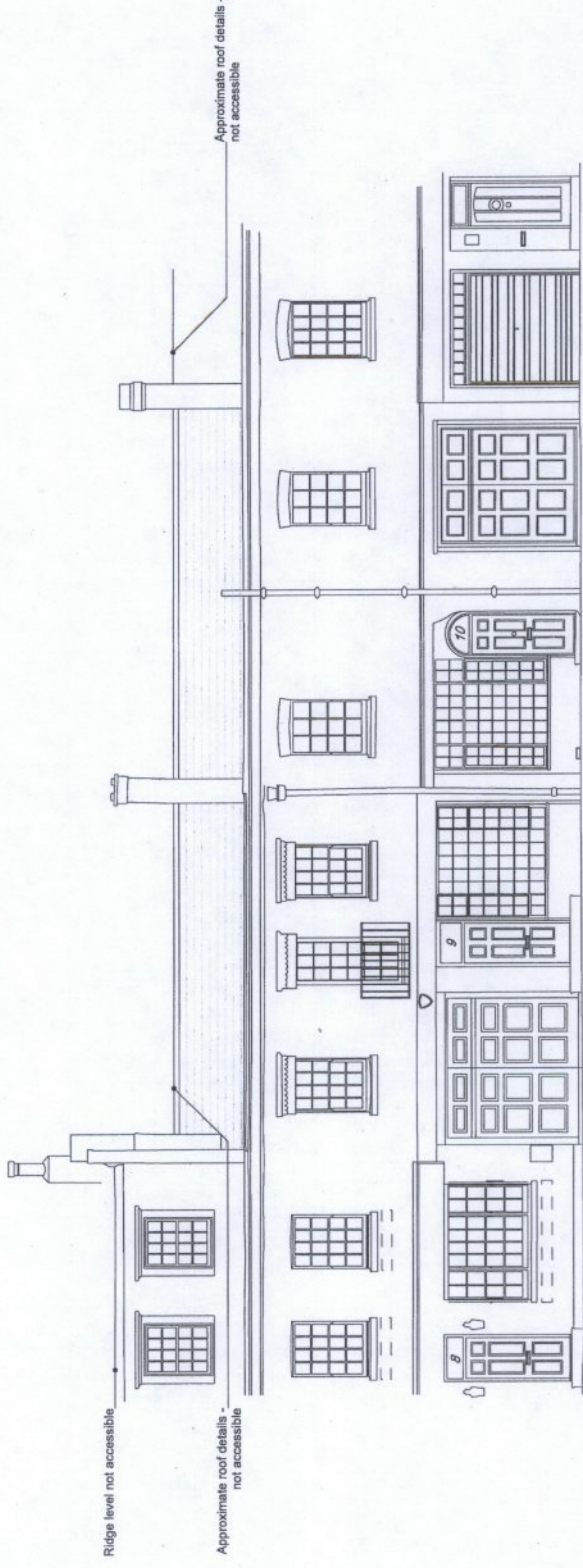
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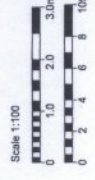


DATE:	REVISION:	REVISION COMMENTS:	AUTHOR:	CHECKED:

**9 & 10 EATON MEWS NORTH,
LONDON**
DRAWING NAME:
EXISTING FRONT ELEVATION

PROJECT NO: P728
DRAWING NO: EX204
SCALE & SIZE: 1:100 @ A3
REVISION:
DATE: JAN 2015
FIRST AUTHOR: YH

PEEK Architecture + Design Ltd
 Address: 15-17 Palace Street, London, W1P 6DB
 Web: www.peekarchitecture.co.uk | Email: general@peekarchitecture.co.uk | Tel: 0207 734 9384



Application 1

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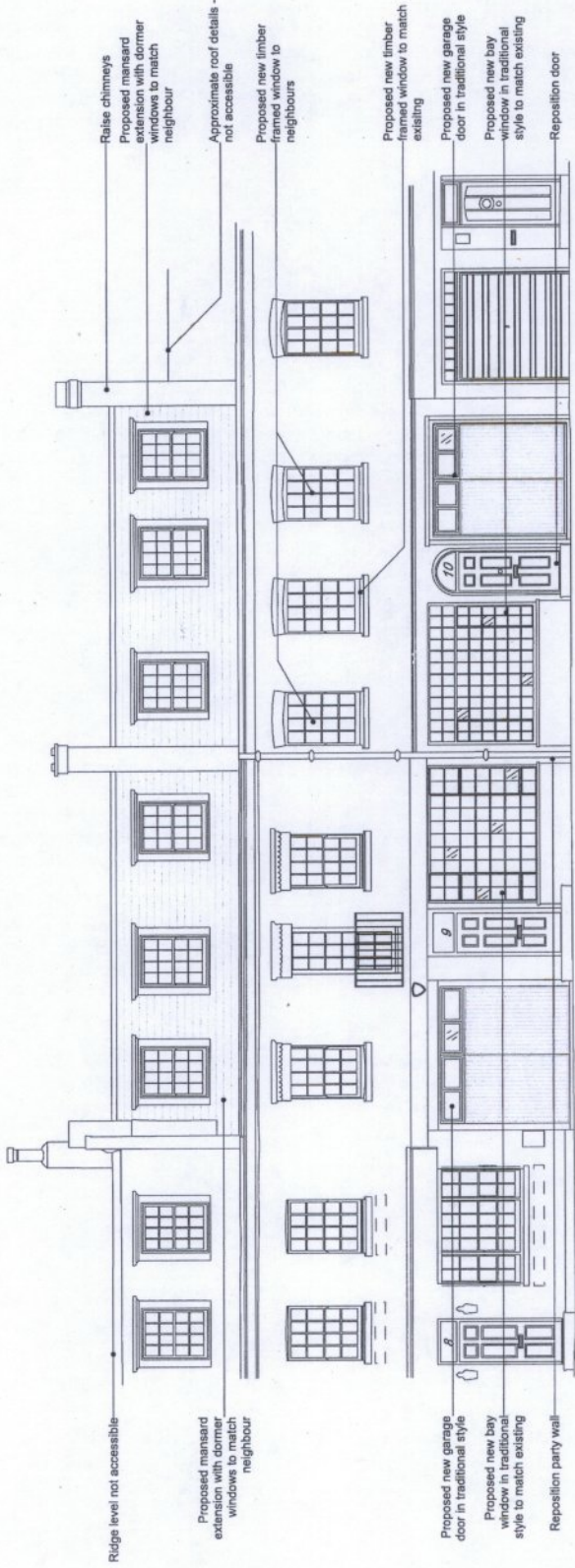
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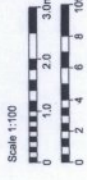


DATUM 18.00m

DATE	REVISION	REVISION COMMENTS	BY	DT

**9 & 10 EATON MEWS NORTH,
LONDON
E8 3JN**
PROPOSED FRONT ELEVATION

PROJECT NO: DRAWING NO: REVISION: SCALE & SIZE:
P728 PL205 - 1:100 @ A3
 START DATE: FIRST AUTHOR:
JAN 2015 YH



PEEK | Architecture + Design Ltd
 Address: 12-13 Princes Street, London, W1P 6BB
 Web: www.peekarchitecture.co.uk | Email: peek@peekarchitecture.co.uk | Tel: 0207 739 2954

Application 1

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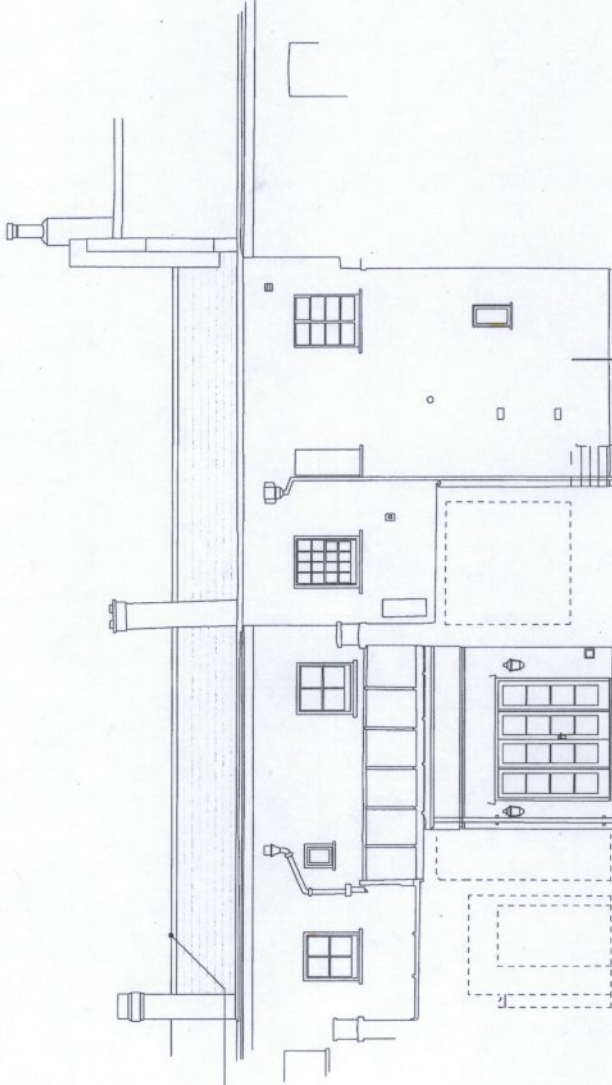
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 RN:
 ADDRESS:
CASE COPY



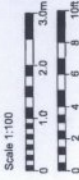
Approximate ridge level -
 not accessible

DATUM 18.00m

NO.	DATE	REVISION	REVISION COMMENTS	APPROVED	CHECKED
1	2015.01	First Issue			

**9 & 10 EATON MEWS NORTH,
 LONDON
 DRAWING NAME:
 EXISTING REAR ELEVATION**

PROJECT NO: **P728** DRAWING NO: **EX205** SCALE & SIZE: **1:100 @ A3**
 START DATE: **JAN 2015** FIRST AUTHOR: **YH**



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Application 1

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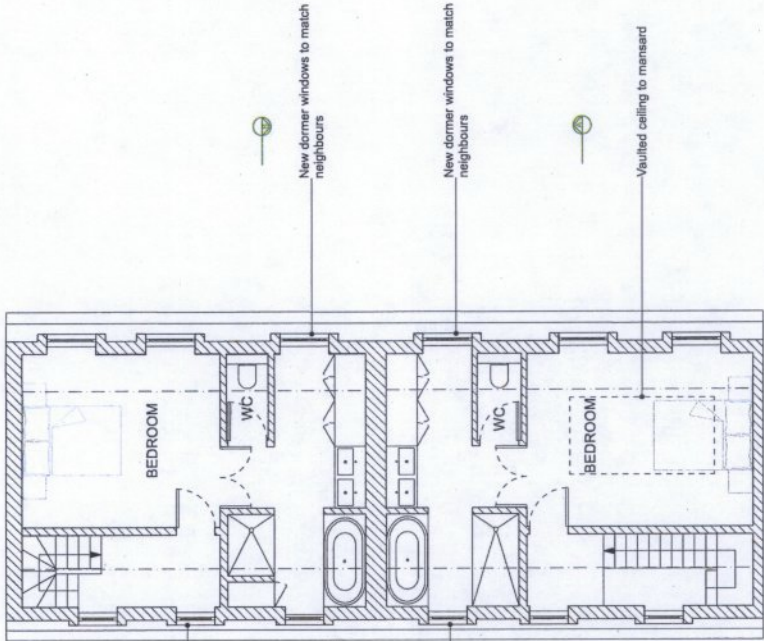
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Dormer windows in traditional style with obscured glass

Dormer windows in traditional style with obscured glass

New dormer windows to match neighbours


New dormer windows to match neighbours

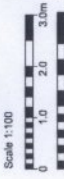
Vaulted ceiling to mansard


NO.	DATE	REVISION	REVISION COMMENTS	AUTHOR	CHECKED

**9 & 10 EATON MEWS NORTH,
LONDON**
DRAWING NAME: **PROPOSED SECOND FLOOR PLAN**

PROJECT NO: P728
DRAWING NO: PL203
SCALE & SIZE: 1:100 @ A3
START DATE: JAN 2015
FIRST AUTHOR: YH

North 

Scale 1:100 

0 2 4 6 8 10ft 

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APPLICATION 2

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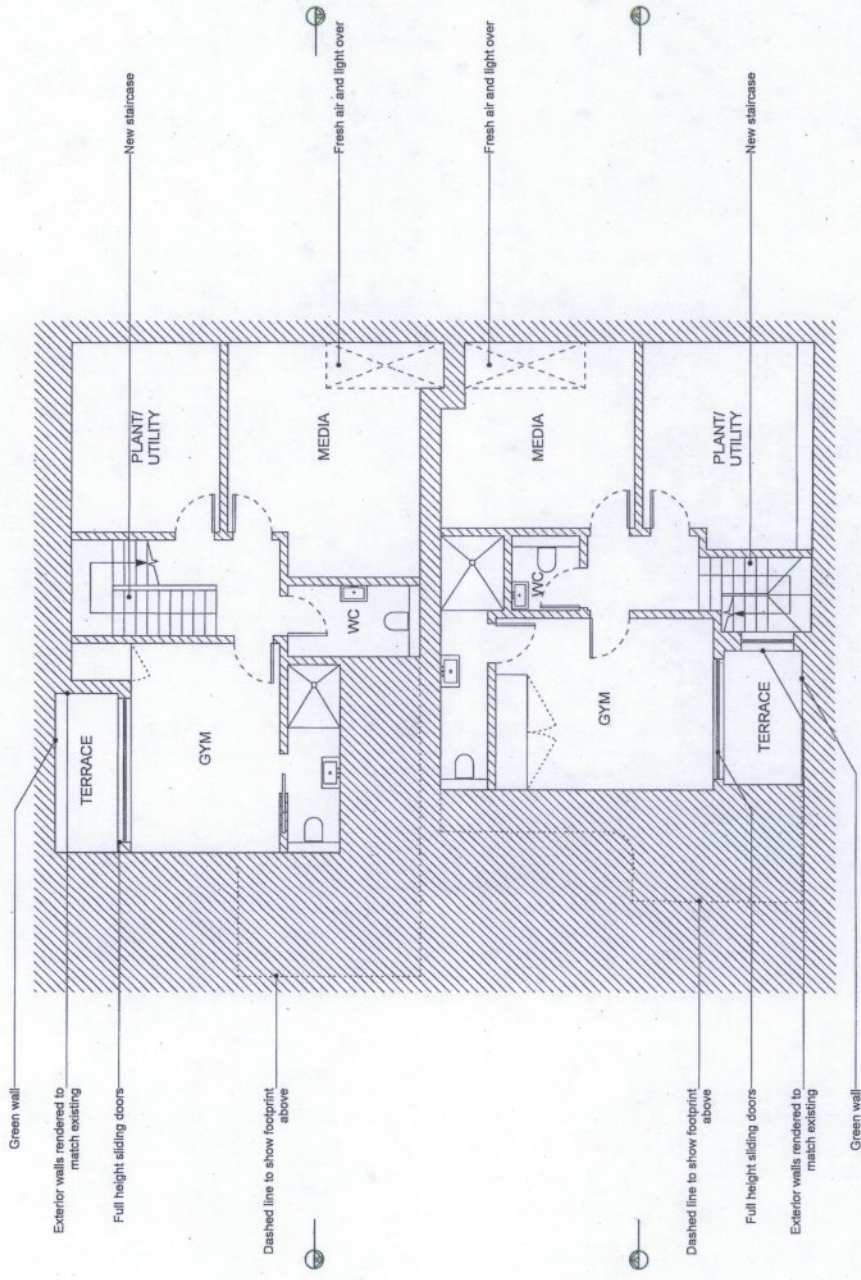
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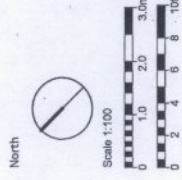


NO.	DATE	REVISION	BY	CHKD	AUTHOR
1	2015-01-15	Structural notes and wall change	YH	DT	
2	2015-01-15	Final issue	YH	DT	
3	2015-01-15	Design update	YH	DT	
4	2015-01-15	Design update	YH	DT	
5	2015-01-15	Structural notes and wall change	YH	DT	
6	2015-01-15	Final issue	YH	DT	

**9 & 10 EATON MEWS NORTH,
LONDON**
DRAWING NAME: **PROPOSED BASEMENT PLAN**

PROJECT NO: **P728** DRAWING NO: **PL100 D** SCALE & SIZE: **1:100 @ A3**
START DATE: **JAN 2015** FIRST AUTHOR: **YH**

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Application 2

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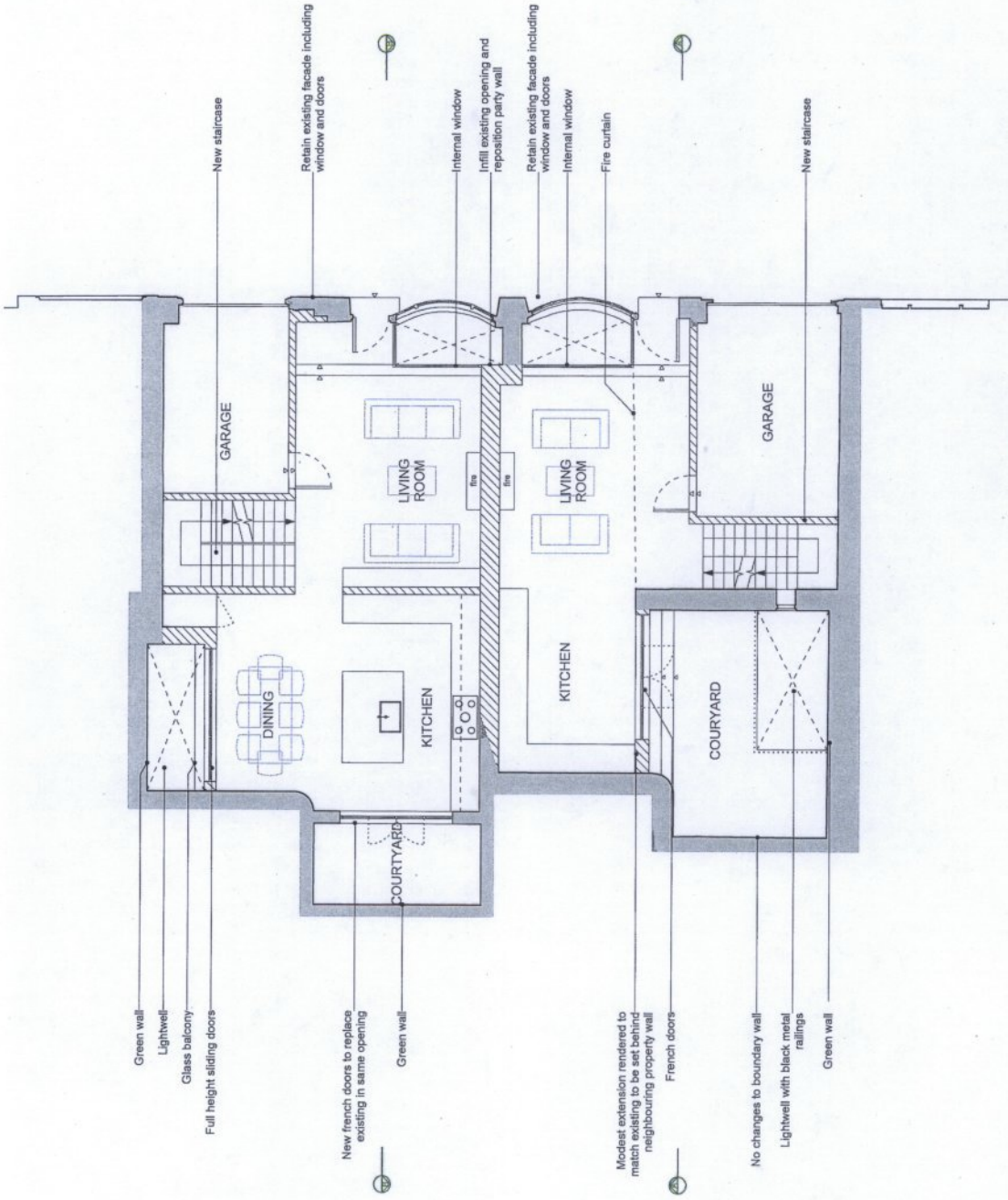
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RN: _____
ADDRESS: _____

DATE	REVISION	REVISION COMMENTS	AUTHOR	CHECKER
12-05-15	C	Notes expanded	YH	GT
24-05-15	B	Design amended	YH	GT
27-05-15	A	Final elevations amended	YH	GT
18-09-15	-	Final issue	YH	GT

**9 & 10 EATON MEWS NORTH,
LONDON**
DRAWING NAME:
PROPOSED GROUND FLOOR PLAN

PROJECT NO: DRAWING NO: REVISION: SCALE @ SIZE:
P728 PL101 C 1:100 @A3
START DATE: FIRST AUTHOR:
JAN 2015 YH

North

Scale 1:100

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 Web: www.peakarchitecture.com | Email: info@peakarchitecture.com | Tel: 0207 731 3094

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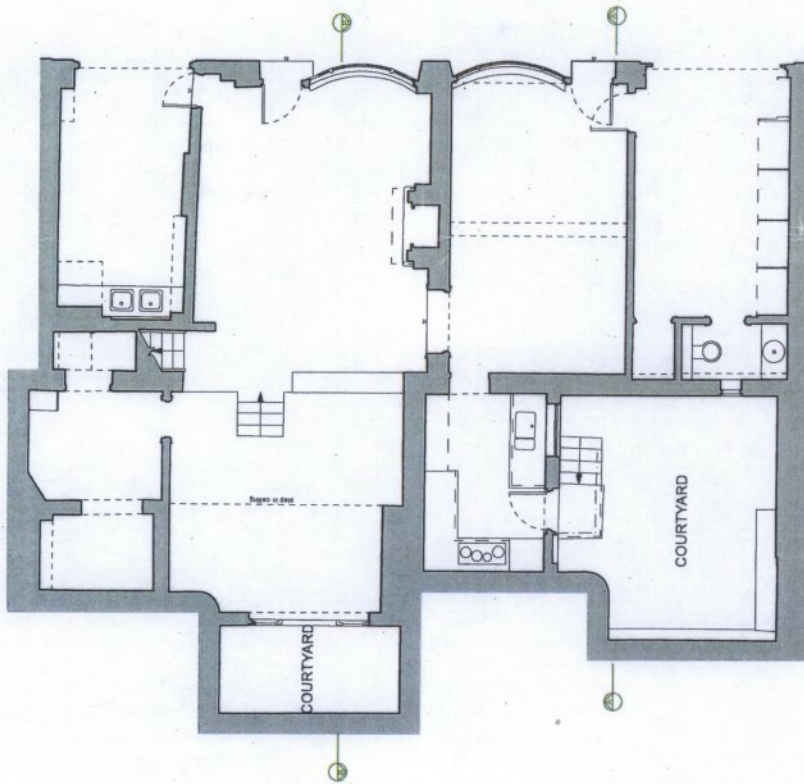
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 RN:
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DATE	REVISION	REVISION COMMENTS	BY	DT

**9 & 10 EATON MEWS NORTH,
LONDON**
 DRAWING NAME:
EXISTING GROUND FLOOR PLAN

PROJECT NO: **P728** DRAWING NO: **EX101** REVISION: **1:100 @ A3**
 SCALE & SIZE:
 START DATE: **JAN 2015** FIRST AUTHOR: **YH**



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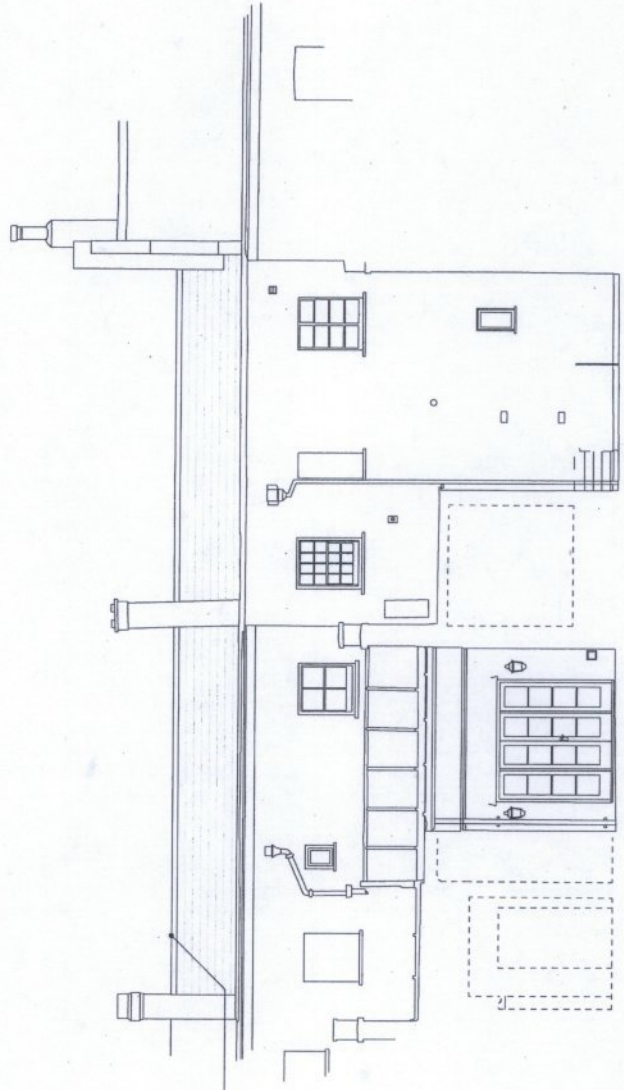
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Approximate ridge level - not accessible

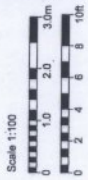
DATUM 18.00m

DATE:	
REVISIONS:	
REVISION COMMENTS:	
AUTHOR:	
CHECKED:	
DATE:	
BY:	

**9 & 10 EATON MEWS NORTH,
LONDON**
DRAWING NAME:
EXISTING REAR ELEVATION

PROJECT NO: DRAWING NO: REVISION: SCALE & SIZE:
P728 EX105 - 1:100 @ A3
 START DATE: FIRST AUTHOR:
JAN 2015 YH

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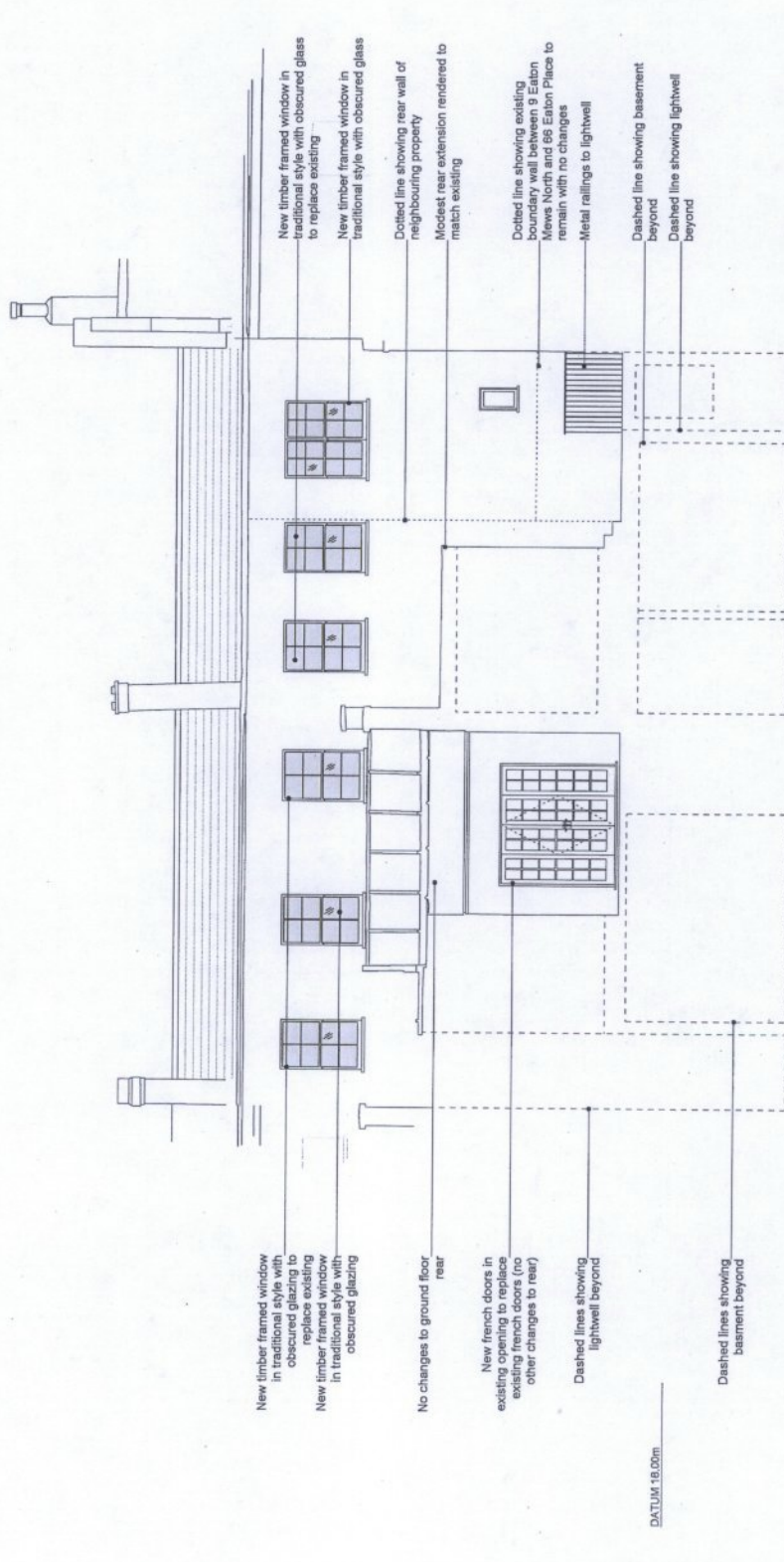
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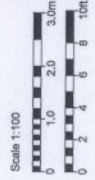


DATE	REVISION	REVISION COMMENTS	APPROVED
12-06-15	D	Mews expanded	YH GT
27-07-15	C	Ground floor extension outlined	YH GT
11-07-15	B	First floor extension outlined	YH GT
04-07-15	A	Timberwork outlined	YH GT
24-06-15	-	First issue	YH GT

**9 & 10 EATON MEWS NORTH,
LONDON**
DRAWING NAME:
PROPOSED REAR ELEVATION

PROJECT NO: DRAWING NO: REVISION: SCALE @ SIZE:
P728 PL105 D 1:100 @ A3
START DATE: FIRST AUTHOR:
JAN 2015 YH

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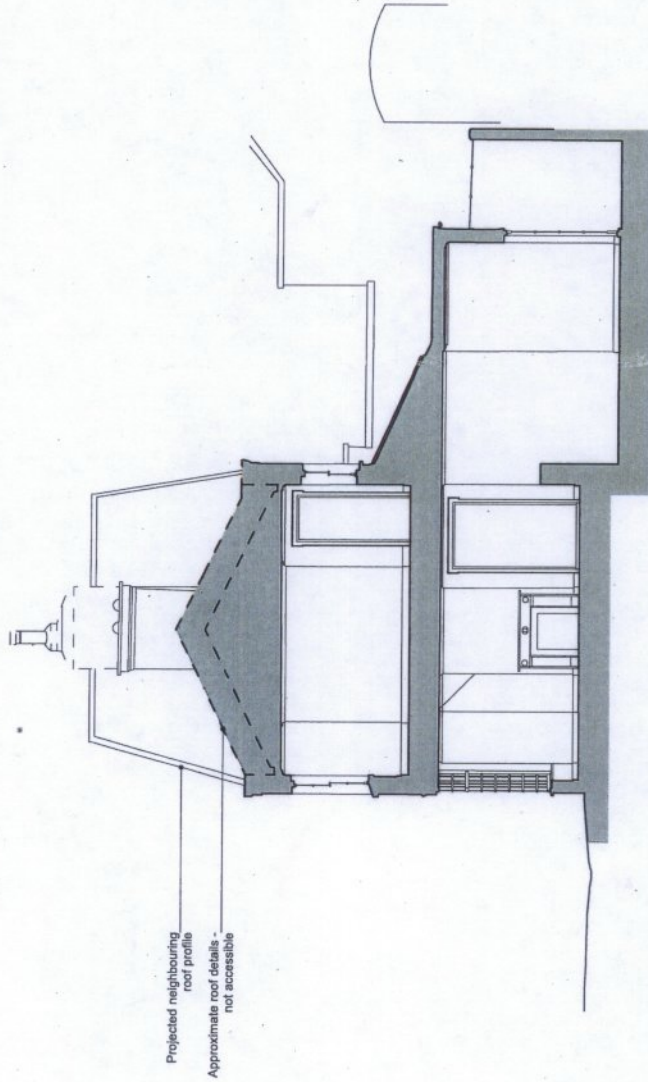
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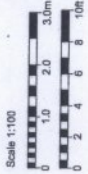
**9 & 10 EATON MEWS NORTH,
LONDON**
DRAWING NAME:
EXISTING SECTION BB

PROJECT NO: DRAWING NO: REVISION: SCALE & SIZE:
P728 EX107 - 1:100 @ A3

START DATE: FIRST AUTHOR:
JAN 2015 YH

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100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200



Application 2

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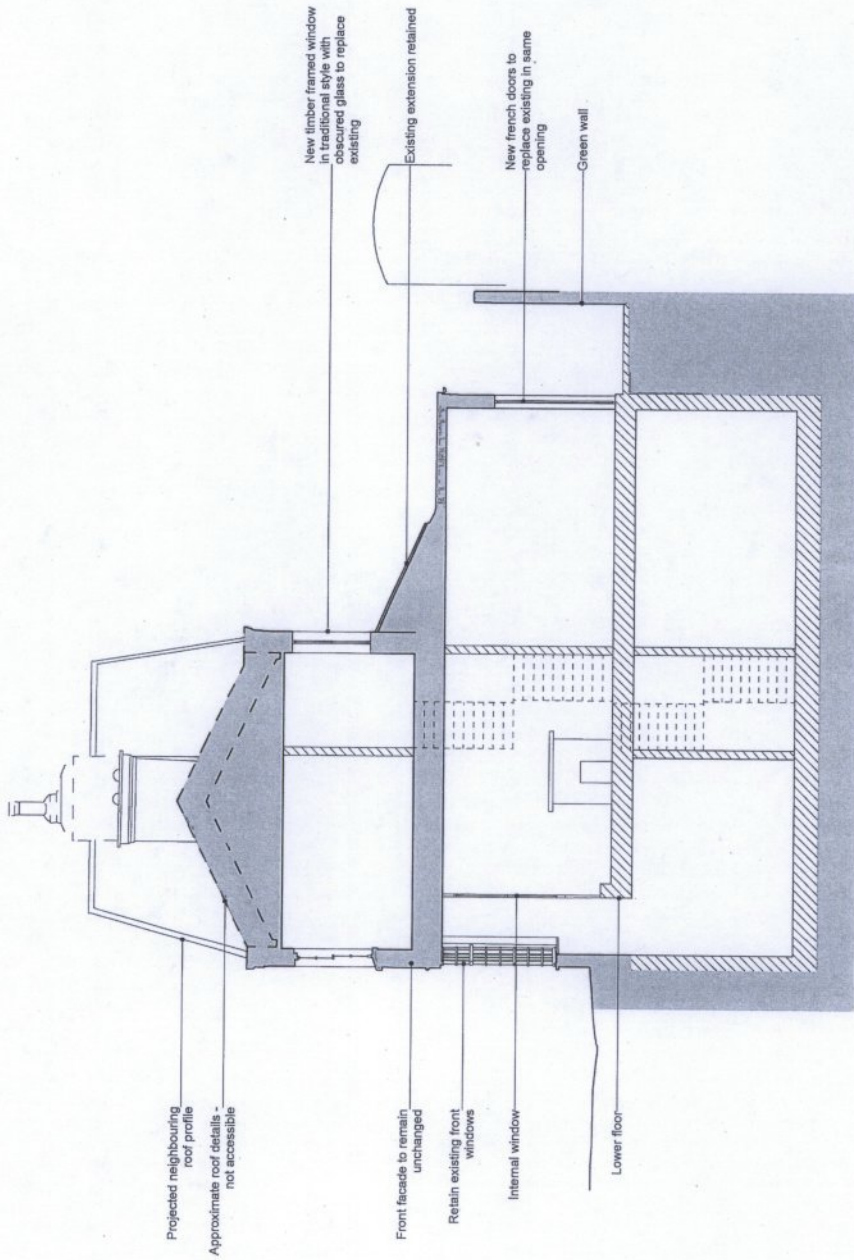
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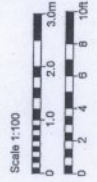
DATUM 18.00m

DATE:	REVISION:	REVISION COMMENTS:	CHECKER:	AUTHOR:
13.08.15	C	Note expanded		YH GT
27.07.15	B	Ground floor extension omitted		YH GT
17.07.15	A	First floor extension omitted		YH GT
08.07.15		First issue		YH GT

**9 & 10 EATON MEWS NORTH,
LONDON**
DRAWING NAME:
PROPOSED SECTION BB

PROJECT NO: P728
DRAWING NO: PL107
START DATE: JAN 2015
REVISION: C
FIRST AUTHOR: YH

SCALE & SIZE:
1:100 @ A3



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Application 2