

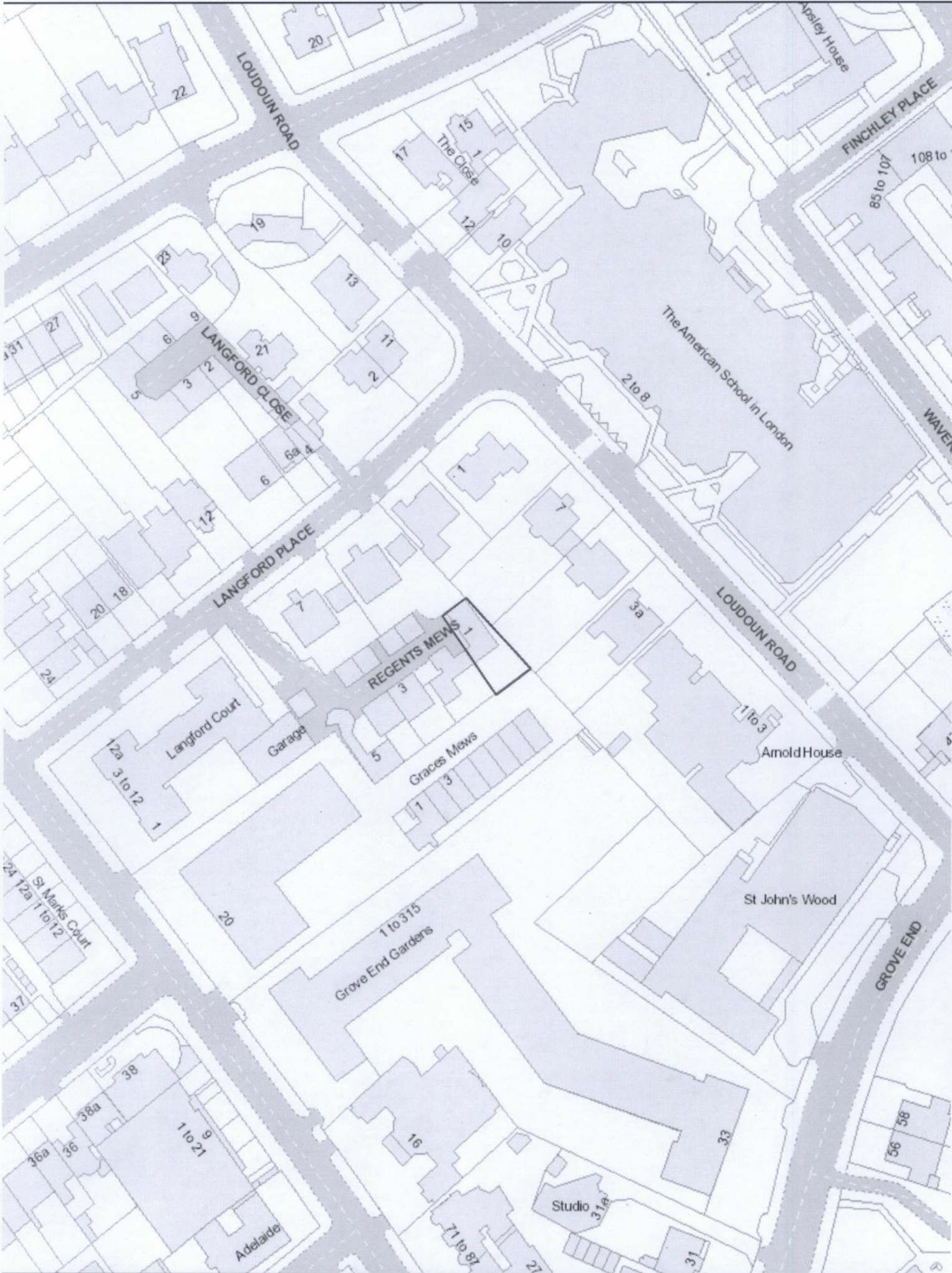
<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 14 October 2014	<b>Classification</b> For General Release	
<b>Report of</b> Operational Director Development Planning		<b>Wards involved</b> Abbey Road	
<b>Subject of Report</b>	<b>1 Regent's Mews, London, NW8 0LB</b>		
<b>Proposal</b>	Erection of mansard roof extension with pitched end elevations and dormer windows to front (south west) elevation and dormer doors with Juliet balcony to (south east) elevation to enlarge existing dwellinghouse.		
<b>Agent</b>	Robinson Leigh Architects		
<b>On behalf of</b>	Mr Peter Vogel		
<b>Registered Number</b>	14/08005/FULL	<b>TP / PP No</b>	TP/5227
<b>Date of Application</b>	12.08.2014	<b>Date amended/ completed</b>	13.08.2014
<b>Category of Application</b>	Other		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	St John's Wood		
<b>Development Plan Context</b> - 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		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

## 1. RECOMMENDATION

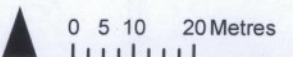
1. For Committee's consideration:

(a) Does the Committee agree that the amended form and reduced bulk of the mansard roof extension and the installation of obscure glazing in the dormer window adjacent to the boundary with the rear garden of No.7 Langford Place overcome the grounds for previously refusing permission for a mansard roof extension on 30 August 2013 (RN: 12/08602/FULL).

2. Subject to 1. above, grant conditional permission.



N





1 REGENT'S MEWS, NW8

## 2. SUMMARY

The application site comprises an unlisted two storey dwellinghouse located within the St. John's Wood Conservation Area. The dwellinghouse forms part of a group of five properties that form Regent's Mews, a development from the early 1980s to the rear of Nos. 5 and 7 Langford Place. Planning permission is sought to erect a mansard roof extension with pitched end elevations and dormer windows to front (south west) elevation and dormer doors with Juliet balcony to (south east) elevation to enlarge the existing dwellinghouse.

A previous scheme for the addition of a mansard roof extension to this dwellinghouse was reported to the Planning Applications Sub-Committee on 13 August 2013. The Sub-Committee resolved to refuse planning permission on design and overlooking grounds. An appeal against the City Council's previous decision to refuse permission has been submitted to the Planning Inspectorate, but has yet to be determined (see Planning History section of this report). The current application seeks to overcome the reasons for refusal of the previous scheme.

The main issues for consideration are:

- The impact of the roof extension on the appearance of the host building, the architectural integrity of Regent's Mews, and the character and appearance of the St. John's Wood Conservation Area.
- The impact of the increased height and bulk on the sense of enclosure, privacy and daylight of neighbouring residents.
- The impact of the proposed dormer windows on the front elevation and the glazed doors on the side (south-east) elevation on the privacy of the occupants of neighbouring properties.

The Committee's views are sought as to whether it considers that the previous Sub-Committee's design and amenity concerns have been satisfactorily addressed. If the Committee considers that the previous concerns have been satisfactorily addressed, it is recommended that planning permission is granted, subject to the conditions set out in the draft decision letter.

## 3. CONSULTATIONS

### ST. JOHN'S WOOD SOCIETY

Objection to mansard roof which would dominate the building and the mews creating a sense of enclosure. Although there appears to be an existing precedent they do not consider this to be a relevant consideration. Object to glass roof of the top floor which would cause light pollution.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 26; Total No. of Replies: 3.

One supporting the proposal and commenting that the scheme is an improvement on that previously submitted. Three objecting to the proposal on all or some of the following grounds:

#### Design and Conservation

- Proposal would harm the character and appearance of the conservation area.
- Would be contrary to the St. John's Wood Conservation Area Audit.
- Current scheme is aesthetically worse than previously refused scheme and bares no relationship to rest of mews or the conservation area.
- Current proposal does not overcome the previous appeal Inspector's decision from 2001 (his principle concern was the harm that additional height and bulk would have and not the detailed design of that scheme).

- The increase in height and form will shatter the illusion that Nos.5 and 7 Langford Place are large villas set in extensive grounds and will 'close the gap' between these frontage buildings.
- Detailed design of proposed mansard, with pitched end elevations is inappropriate.

#### Amenity

- Increased sense of enclosure.
- Increased overlooking.

#### Other Matters

- The buildings at Nos.5 and 7 Langford Place form part of the same development as those in Regent's Mews. The applicant's supporting statements wrongly consider them to be two separate developments.
- Note that appeal decision relating to the application refused in August 2013 has been quashed and that therefore the applicant cannot rely upon that appeal decision in any way.

ADVERTISEMENT/SITE NOTICE: Yes.

## 4. BACKGROUND INFORMATION

### 4.1 The Application Site

The application site comprises an unlisted two storey dwellinghouse located within the St. John's Wood Conservation Area. There are no listed buildings in the immediate vicinity of the application site. The dwellinghouse forms part of a group of five properties that form Regent's Mews, a development from the early 1980s located to the rear of Nos.5 and 7 Langford Place and Nos.5 and 7 Loudoun Road, and that backs onto Graces Mews.

The property is two storeys in height and topped with a hipped roof with gable ends. To the south west of the application site are far taller and bulkier blocks of flats; namely Langford Court, Grove End Gardens, and No.20 Abbey Road.

### 4.2 Planning History

21 July 1980 – Planning permission was granted for the erection of the dwellings that comprise Regent's Mews to the rear of Nos.5 and 7 Langford Place.

20 June 2000 – Planning permission was refused for the erection of an additional storey to enlarge this dwellinghouse on the ground that the roof storey would result in an unacceptable increase in the sense of enclosure for the occupants of No.5 Langford Place by reason of its bulk, height and proximity of the proposed roof extension to habitable rooms (see copy of decision letter in background papers).

1 February 2001 – An appeal against the City Council's above decision was dismissed on the following grounds: (i) The roof storey would result in the host building increasing in mass well above the general roof level in Regent's Mews so that it would be visually intrusive; (ii) The resulting building would no longer appear to be as part of a well designed mews development, subservient to the large houses fronting Langford Place, but would stand out as a taller and bulkier structure; (iii) The roof storey would appear massive and overbearing from the rear rooms and rear garden of No. 5 Langford Place, unacceptably reducing the outlook for the occupants of this dwelling; and (iv) The large glazed extension would provide the potential for overlooking into the principal rooms and rear garden of No. 5 Langford Place, resulting in an unacceptable loss of privacy (see copy of appeal decision in background papers).

30 August 2013 – Planning permission was refused by the Planning Applications Sub-Committee (held on 13 August 2013) for the erection of mansard roof extension with three dormer windows on front elevation and glazed doors within dormer extension to side elevation and installation of 'green' roof on existing second floor flat roof. Permission was refused on design (unacceptable height, bulk and detailed design) and amenity (loss of privacy) grounds (see copy of decision letter in background papers).

An appeal against the Council's decision dated 30 August 2013 was initially allowed on 14 January 2014; however, this appeal decision was later challenged by the occupiers of No.5 Langford Place and the appeal decision was subsequently quashed in the High Court on 10 June 2014. The appeal decision was quashed on the ground that the Inspector failed to give reasons for departing from the 2001 appeal decision when determining the appeal.

Following the quashing of the appeal decision the appeal against the Council's decision dated 30 August 2013 has been referred back to the Planning Inspectorate for redetermination. The Committee will be updated verbally of any progress in the redetermination of this appeal.

## **5. THE PROPOSAL**

In light of the recent planning history set out in Section 4.2 of this report, the current application seeks to overcome the reasons for refusal of the scheme previously refused on 30 August 2013.

In this context the current application seeks planning permission for the erection of a mansard roof extension with pitched end elevations and dormer windows to front (south west) elevation and dormer doors with Juliet balcony to (south east) elevation to enlarge the existing dwellinghouse.

The proposed roof extension extends further to the south east than previously proposed and has pitched end elevations to seek to lessen the prominence of the bulk of the extension where these end elevations are visible in public views, such as in views between Nos.3 and 5 Langford Place.

The proposed roof extension includes rooflights and a sedum green roof to its main flat roof and photovoltaic panels are proposed on its southern corner.

## **6. DETAILED CONSIDERATIONS**

### **6.1 Land Use**

Extensions to dwellinghouses are acceptable in principle in land use terms and accord with Policy H3 in the Unitary Development Plan (UDP).

### **6.2 Townscape and Design**

The building is one of five that comprise Regent's Mews. Regent's Mews is located within what was once the rear gardens of Nos.5 and 7 Langford Place. Historic maps indicate that Nos.5 and 7 Langford Place were rebuilt in the early 1980s, moving them towards Langford Place apparently in order to make room for Regent's Mews to the rear. The mews itself therefore is a modern street, and has a modern character, though the buildings are faced in brickwork and with use of pitched and slated roofs to help to some degree to integrate them into the wider surrounding townscape.

Notwithstanding the previous refusal of permission, and the objection received, officers consider the application proposals to be acceptable.

The extension proposed is a single storey structure designed in a form of mansard, though with some more contemporary detailing reflecting the appearance of the building below, particularly in the way the projecting window bay to the front elevation is continued up into the new extension.

Within Regent's Mews there is a variation in terms of the form of the roofs, with flat roofs, shallow pitched and hipped roofs, an octagonal roof form and the example at the application building where it is sheer sided with a simple front and a rear roofslope meeting at a central ridge. There is also an existing mansard at No.5 Regent's Mews.

Though the mansard would make the application building higher than its neighbours in the mews, it is not considered that it would be markedly out of scale with the mews as a whole, nor would it make the building significantly more visible than it already is from Langford Place, where the northern end elevation can already be glimpsed above the garage of No.5 Langford Place.

In this context, the mansard proposed is considered acceptable in principle in design terms. The mansard shown in this scheme is considered of appropriate form for this building. The roof form is principally a slate clad mansard design in traditional form, and with dormers which are generally traditionally detailed with lead cladding. The new dormer to the north end of the front elevation has a more modern form by projecting forward of the line of the elevation, however, this merely continues an existing design feature from the elevation below. The extension has an internal floor to ceiling height of principally 2.2m which is therefore less than the maximum height allowed for in the City Council's Supplementary Planning Guidance document on extensions to roof level.

The skylights proposed, however, are an area of concern with regards to the application proposals. Glazed rooflights are proposed to cover approximately half of the roof of the extension proposed. Though not visible from street level in the mews, and likely not from other Regent's Mews buildings, there are, however, a number of higher buildings in the surroundings which would be able to look down on the extension and have a view of a large glazed extent on an otherwise small scale and restrained small domestic building. This extent of glazing, particularly to night time when the rooms below are lit, would create an overly dramatic and unacceptable impact upon the appearance of the building and its restrained conservation area surroundings. A condition is attached therefore requiring the submission of a revised scheme for the roof showing a reduction of at least half in terms of the area of roof covered in rooflights.

It should be noted that Regent's Mews and Nos.5 and 7 Langford Place are incorrectly identified within the adopted St. John's Wood Conservation Area Audit (2008) in terms of the age of the buildings. Regent's Mews is dated to between 1915 and 1945, whilst Nos.5 and 7 Langford Place are dated between 1820 and 1849. The audit also identifies the buildings in Regent's Mews as buildings where roof extensions would not normally be permitted and also as 'unlisted buildings of merit'. However, these latter designations are questionable in this case given the incorrect assessment of the period of the buildings and, notwithstanding this, for the reasons set out in the site specific assessment contained within this section of the report, it is considered that the proposed mansard roof extension to this building is acceptable in design and conservation terms and would not harm the appearance of the building or the character or appearance of the St. John's Wood Conservation Area.

In conclusion, whilst the height of the roof extension has not been reduced, given the amended detailed design and reduced bulk of the roof extension now proposed, it is considered to be acceptable in design and conservation terms and would accord with Policies DES1, DES6 and DES9 in the UDP and S25 and S28 in the City Plan. The Committee is asked to consider whether they concur with officers that the previous grounds for withholding

permission on design grounds have been overcome by the revised scheme that has now been submitted.

### **6.3 Amenity**

In amenity terms the proposed roof extension would be no higher than the previously refused scheme and its bulk has been reduced from that scheme by introducing a 70 degree mansard roof slope to both end elevations.

Given its limited bulk and height, the proposed roof extension would be sufficiently distant from neighbouring windows so as not to cause a material loss of daylight or sunlight or a significantly increased sense of enclosure.

Whilst the roof extension would increase the height of the building adjacent to the rear garden of No.5 Langford Place by approximately 0.8m, the additional height and bulk proposed would be mitigated by the use of a mansard roof slope to the end elevation of the roof extension. As a result, it is not considered that the proposed roof extension would overshadow or enclose the rear garden of No.5 Langford Place to an unacceptable degree.

The previously refused application was refused on grounds that the front dormer window adjacent to the boundary with the rear garden of No.5 would cause significant overlooking to the garden and rear windows of No.5 Langford Place. The current scheme retains dormer French doors in the same location as the previously refused scheme, however, it is considered that the previous concerns can be overcome by requiring the dormer French doors to be obscure glazed. A condition is recommended to ensure this. In this case it is not considered necessary for the French doors to be fixed shut as they are located within a long, narrow dormer and therefore when the obscure glazed doors are opened in to the room the opportunity for overlooking towards No.5 Langford Place would be limited. Furthermore, the doors are likely to be predominantly shut given that they would serve a bedroom, rather than a living room.

The sliding doors to the south east elevation and associated Juliet balcony are considered to be uncontentious in amenity terms and would be sufficiently distant from neighbouring windows of properties in Graces Mews so as not to cause a material increase in overlooking. A condition is recommended to ensure that the railings forming the Juliet balcony are installed to ensure that the sliding doors are not used to access the existing flat roof at second floor level.

Subject to the recommended conditions, including a condition requiring the dormer adjacent to No.5 Langford Place to be obscure glazed, it is considered that the proposed scheme is acceptable in amenity terms and would accord with Policy S29 in the City Plan and Policy ENV 13 in the UDP.

### **6.4 Transportation / Parking**

The application raises no transportation issues.

### **6.5 Access**

Not applicable.

### **6.6 Economic Considerations**

Not applicable.



## **6.7 Other UDP/City Plan/Westminster Policy Considerations**

Not applicable.

## **6.8 The London Plan**

The proposed development does not raise strategic issues.

## **6.9 Central Government Advice/Guidance**

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 this application are considered to be consistent with the NPPF unless stated otherwise.

## **6.10 Planning Obligations**

The proposal is not of sufficient scale to requiring planning obligations.

## **6.11 Environmental Assessment including Sustainability and Biodiversity Issues**

The provision of a sedum green roof is welcome in terms of its ability to improve biodiversity and attenuate water run-off. Similarly, the provision of photovoltaic panels to within the mansard roof slope is considered acceptable and would provide on-site renewable energy to assist in meeting the energy demand of the proposed development. Conditions are recommended to secure these sustainability features.

## **6.12 Other Matters**

None relevant.

## **7. CONCLUSION**

The Committee is asked to consider whether they agree with officers that the amended form and reduced bulk of the proposed mansard roof extension and the installation of obscure glazing in the dormer window adjacent to the boundary with the rear garden of No.5 Langford Place have overcome the grounds for previously refusing permission for a mansard roof extension on this building in August 2013.

Subject to the Committee's views on the design and amenity impacts of the development, it is recommended that permission is granted subject to the conditions set out in the draft decision letter.

**BACKGROUND PAPERS**

1. Application form.
2. Copy of previous decision letter dated 30 August 2013 and related drawings.
3. Copy of previous appeal decision dated 1 February 2001 and related drawings.
4. Letter from the St. John's Wood Society dated 27 August 2014.
5. Letter from the occupier of 5 Langford Place dated 10 September 2014.
6. Letter from the occupier of 7 Langford Place dated 11 September 2014.
7. Letter from the occupier of 2 Regent's Mews (undated).
8. Letter from Clifford Rance Associates on behalf of the occupiers of 5 Langford Place dated 16 September 2014.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT OLIVER GIBSON ON 020 7641 2680 OR BY E-MAIL – [ogibson@westminster.gov.uk](mailto:ogibson@westminster.gov.uk)

**DRAFT DECISION LETTER**

**Address:** 1 Regents Mews, London, NW8 0LB

**Proposal:** Erection of mansard roof extension with pitched end elevations and dormer windows to front (south west) elevation and dormer doors with Juliet balcony to (south east) elevation to enlarge existing dwellinghouse.

**Plan Nos:** S\_100\_01, E\_000\_01, E\_100\_02, E\_100\_03, E\_100\_04, E\_100\_05, E\_100\_06, E\_100\_07, E\_100\_10, E\_100\_11, E\_100\_12, E\_100\_20, E\_100\_21, P\_100\_10, P\_100\_12, P\_100\_13, P\_100\_14, P\_100\_20, P\_100\_21, P\_100\_22, P\_100\_23, P\_100\_25, P\_100\_26, P\_100\_27, P\_100\_28, Heritage Statement dated July 2014, Planning Statement dated June 2014 and Daylight and Sunlight Report dated 27 May 2014.

**Case Officer:** Oliver Gibson

**Direct Tel. No.** 020 7641 2680

**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 St. John's Wood 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 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme: Reduce the area of rooflights at main roof level by half (as compared to the proposed roof plan drawing P-100-14) and replacement of rooflights with an enlarged green roof. You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

**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 St. John's Wood 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 Notwithstanding the annotations on the drawings hereby approved, the cheeks and roofs of the dormer windows hereby approved shall be clad in rolled lead and thereafter maintained in that material.

**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 St. John's Wood 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 mansard roof slopes of the roof extension hereby approved shall be clad in natural slate and thereafter maintained in that material.

**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 St. John's Wood 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)

- 7 You must not form any windows or other openings (other than those shown on the plans) in the outside walls of the second floor extension hereby approved without our permission. This is despite the provisions of Classes A, B and C of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order 1995 (or any order that may replace it). (C21EA)

**Reason:**

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 8 You must install the fixed metal balustrade to the south elevation at second floor level in accordance with the drawings hereby approved prior to occupation of the second floor roof extension and thereafter you must not remove the balustrade from the approved position.

**Reason:**

To protect the privacy and environment of people in neighbouring properties, as set out in S29

of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 9 You must provide the following bio-diversity features before you start to use any part of the development, as set out in your application.

- The sedum green roof on the roof of the roof extension.

You must not remove any of these features. (C43FA)

Reason:

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43FB)

- 10 You must provide the following environmental sustainability features (environmentally friendly features) before you start to use any part of the development, as set out in your application.

- Photovoltaic panels at second floor level.

You must not remove any of these features. (C44AA)

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan: Strategic Policies adopted November 2013. (R44AC)

- 11 The glass that you put in the dormer French doors in the front elevation adjacent to the boundary with No.5 Langford Place 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)

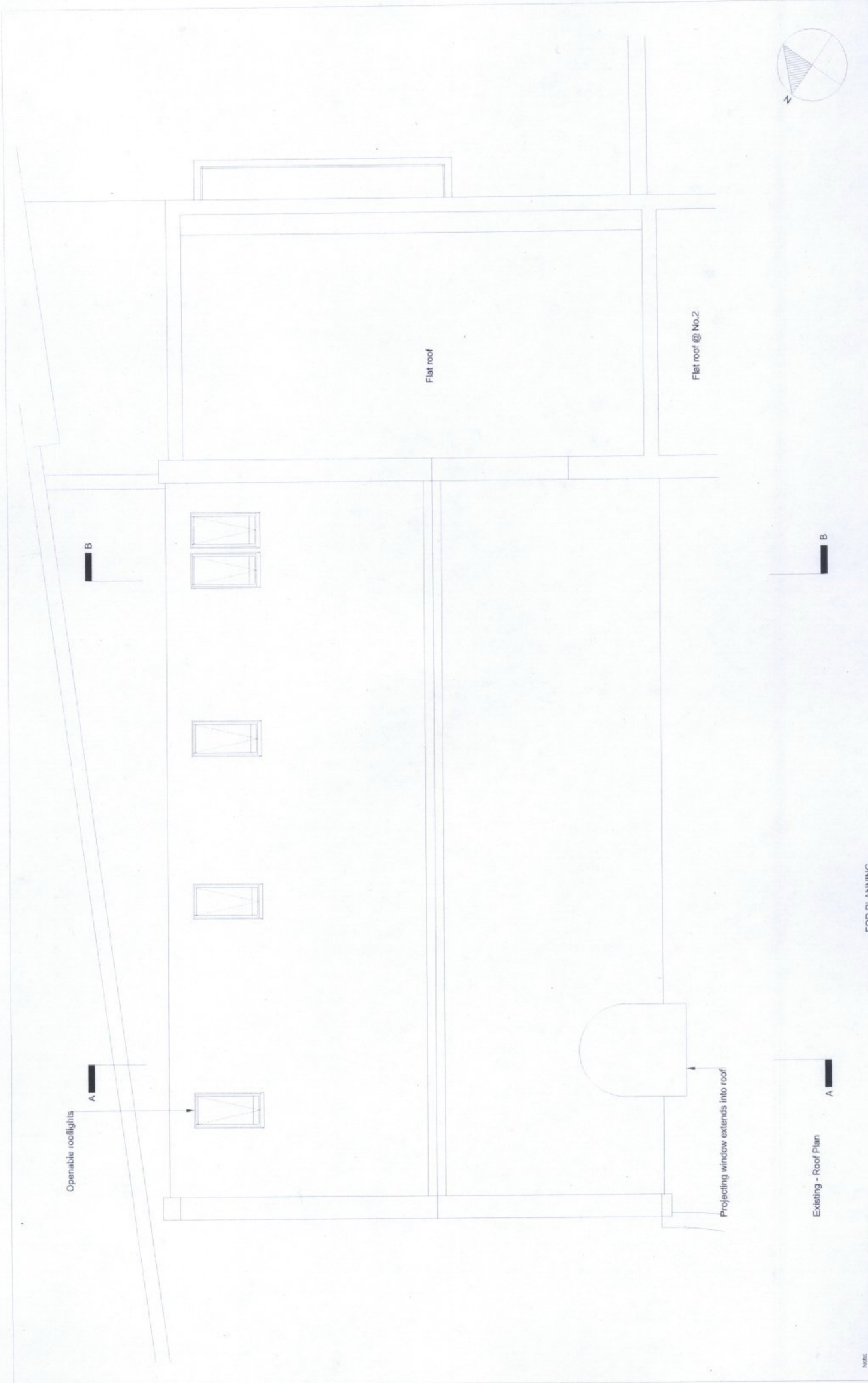
Reason:

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 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, [siteenquiries@ccscheme.org.uk](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).



FOR PLANNING

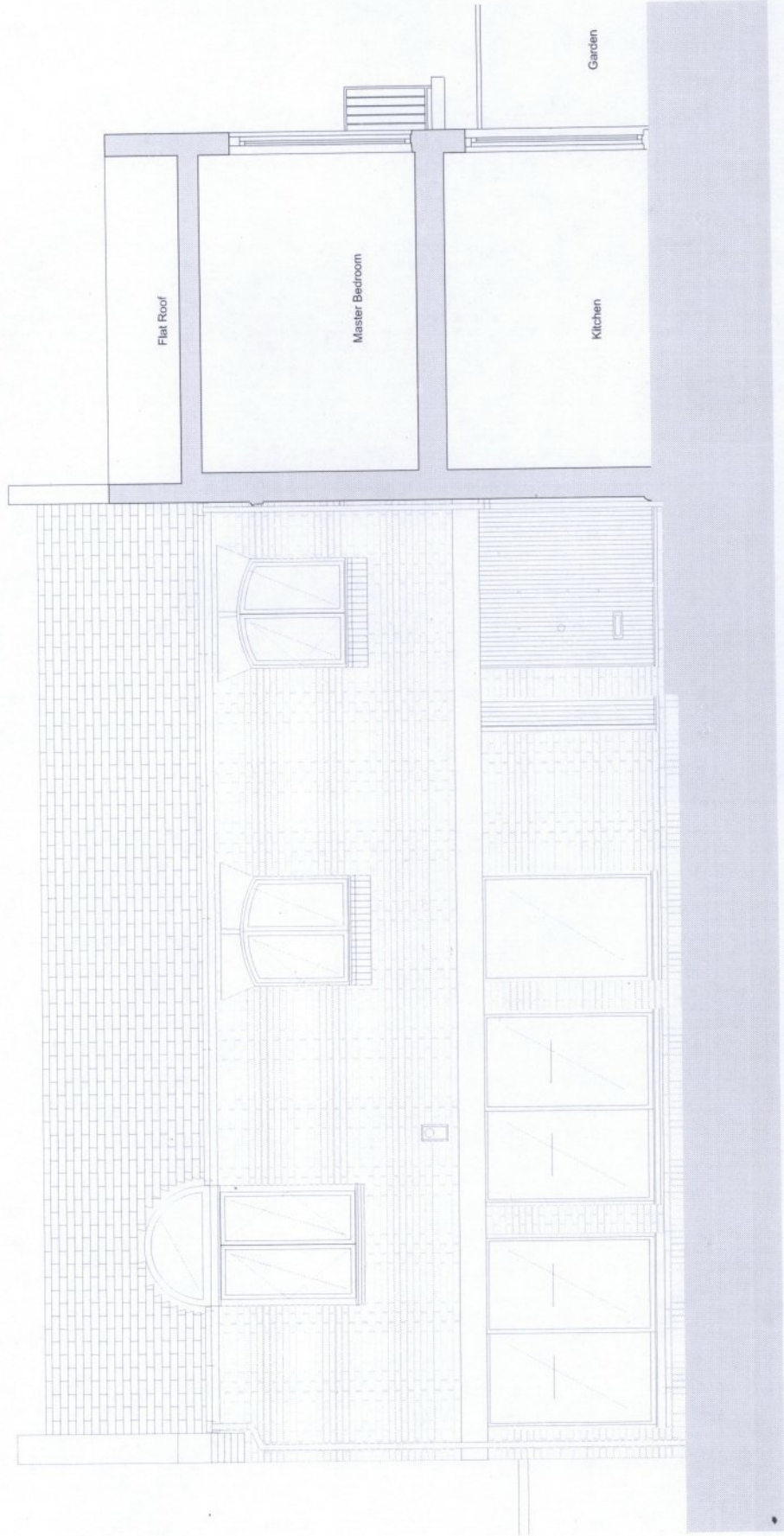
Note:  
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REV.	NOTES	DATE

TITLE: Existing - Roof Plan  
 PROJECT: 1 Regents Mews, London NW9 0LB  
 SCALE: 1 @ 50  
 DATE: 06.06.2014  
 DWG NO. E\_000\_04  
 REV.:



Existing - Front Elevation

REV.	NOTES	DATE	TITLE:	DWG NO:	REV.:
			Existing - Front Elevation	E_000_05	
			PROJECT: 1 Regents Mews, London NW8 0LB	PROJ REF: 2140003	
			SCALE: 1 @ 50	DATE: 06.08.2014	

FOR PLANNING

Note: All dimensions shown are indicative and should be checked on site.

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2 Regents Mews

Garden

Rear garden onto

Existing - Garden Elevation

Application Site

NOTE:  
All dimensions shown are indicative and should be checked on site.

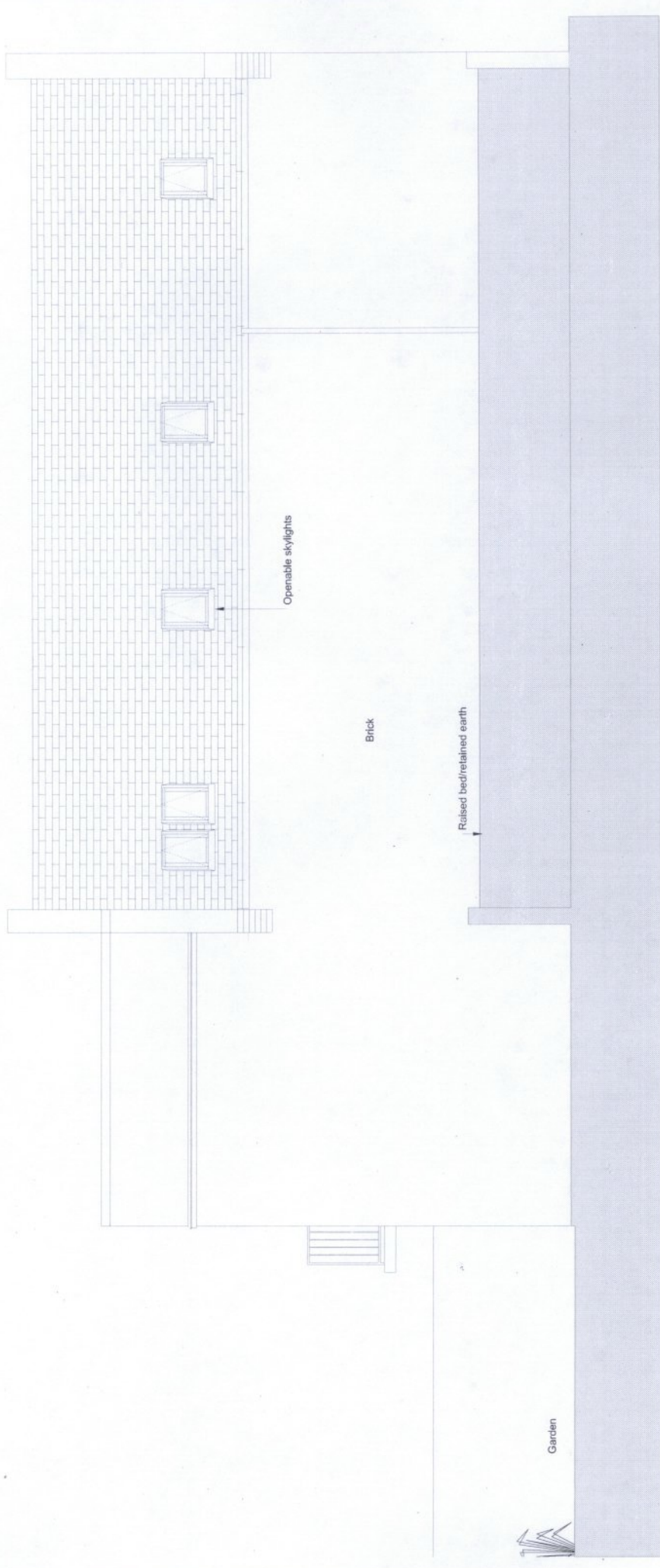
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FOR PLANNING

REV. NOTES:

DATE

TITLE: Existing - Garden Elevation  
PROJECT: 1 Regents Mews, London NW6 0LB  
SCALE: 1 @ 50  
DATE: 06.06.2014  
DWG NO: E\_000\_06  
REV: -



Existing - Rear Elevation

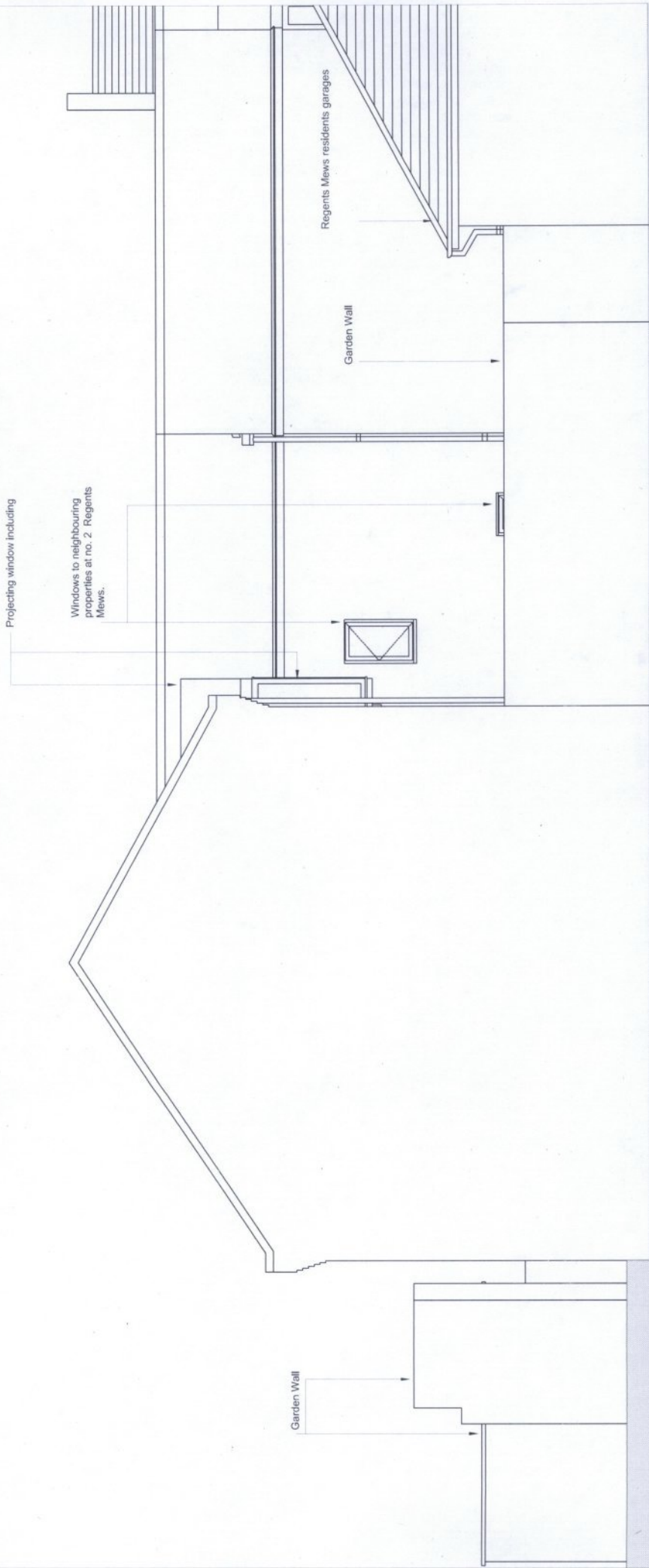
Note:  
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FOR PLANNING

TITLE: Existing - Rear Elevation  
 PROJECT: 1 Regents Mews, London NW8 0LB  
 SCALE: 1 @ 50  
 DWG NO: E\_000\_07  
 PROJ REF: 2140003  
 DATE: 06.08.2014

REV.	NOTES	DATE



Existing - North Elevation

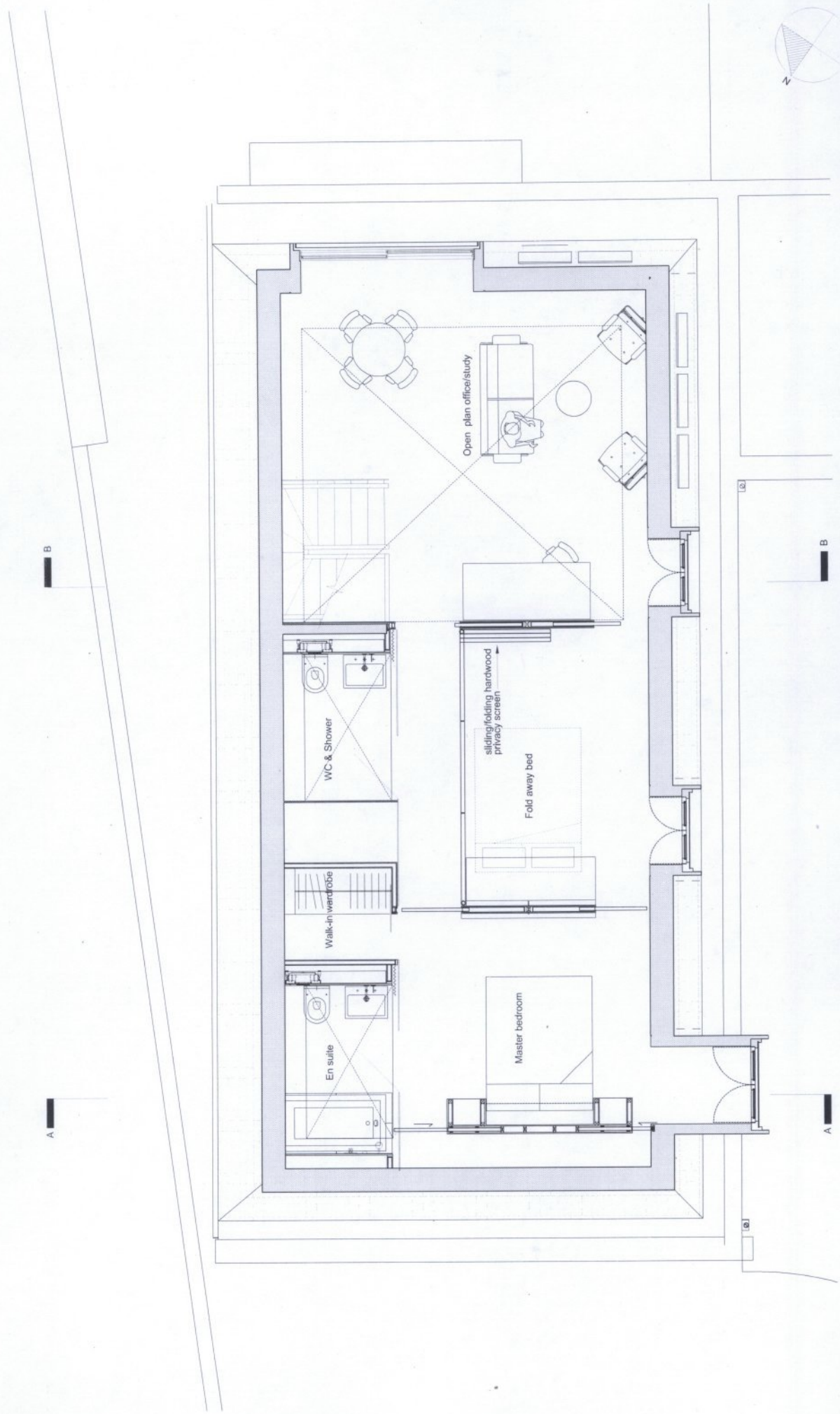
Note:  
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FOR PLANNING

REV.	NOTES	DATE

TITLE: Existing - North Elevation  
 PROJECT: 1 Regents Mews, London NW6 0LB  
 SCALE: 1 @ 50  
 DWG NO: E\_000\_12  
 PROJ REF: 2140003  
 DATE: 06.08.2014



DWG NO: P\_100\_13 REV:  
 PROJECT: 1 Regents Mews, London NW8 0LB  
 TITLE: Proposed - Second Floor Plan  
 DATE: 06.08.2014  
 SCALE: 1 @ 50

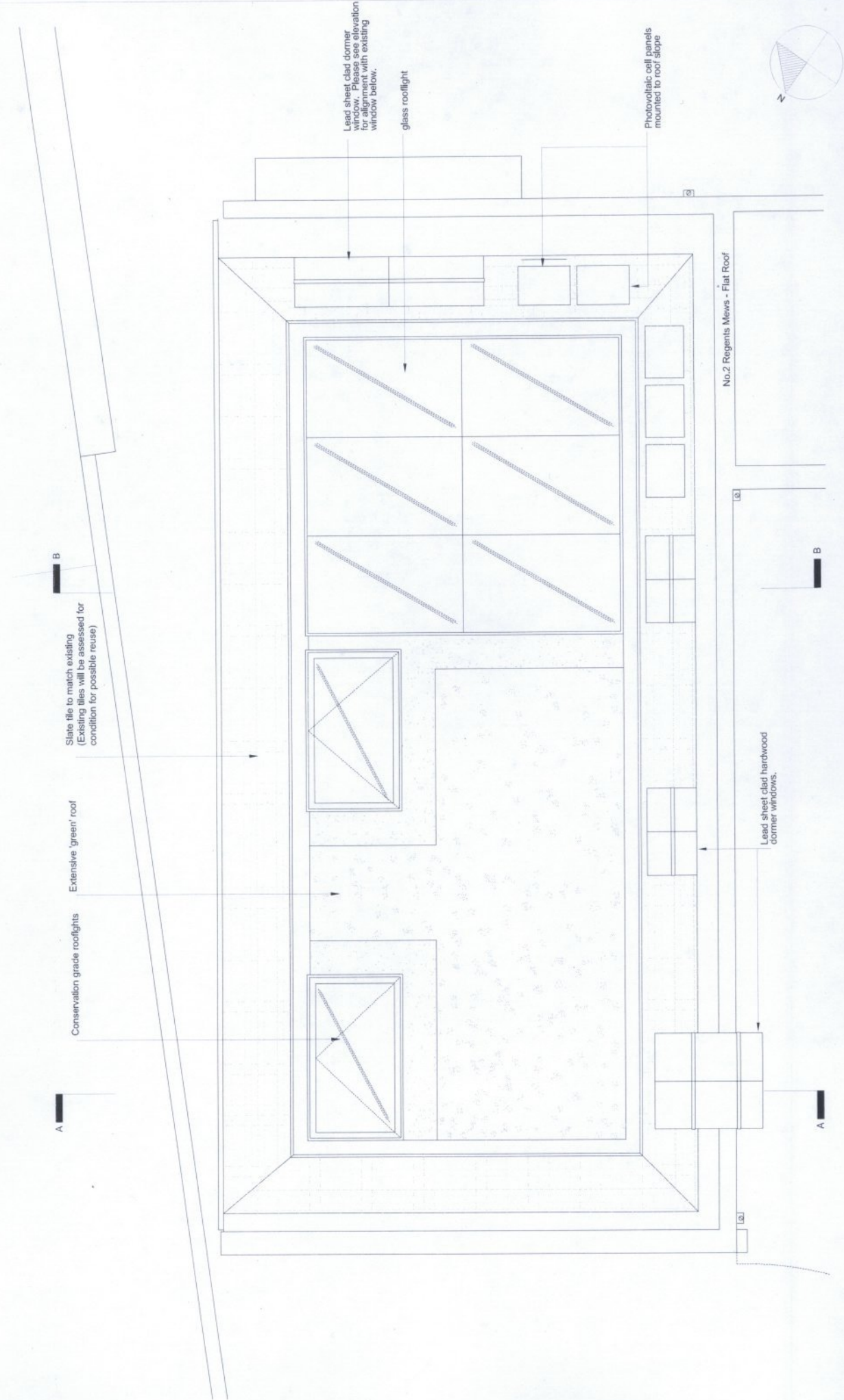
REV.	NOTES	DATE

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A

B

Slate tile to match existing  
(Existing tiles will be assessed for  
condition for possible reuse)

Extensive 'green' roof

Conservation grade rooflights

Lead sheet clad dormer  
windows. Ply sheathing  
for alignment with existing  
window below.

glass rooflight

Photovoltaic cell panels  
mounted to roof slope

No.2 Regents Mews - Flat Roof

Lead sheet clad hardwood  
dormer windows.



All dimensions shown are indicative and should be checked on site.

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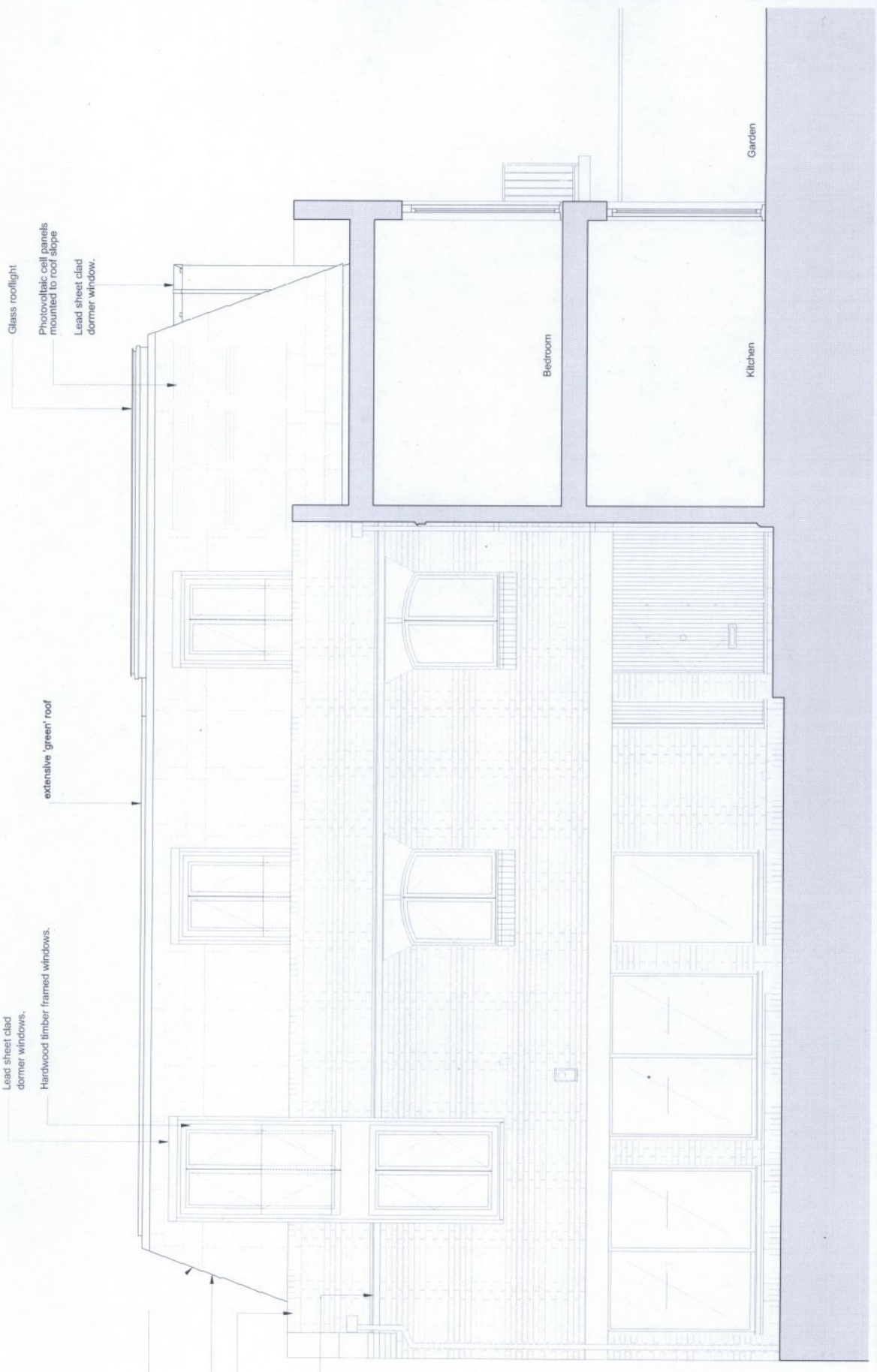
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PLANNING

REV.	NOTES	DATE

DWG NO: P\_100\_14 REV:  
 PROJECT: 1 Regents Mews, London  
 NW8 0LB  
 DATE: 06.08.2014  
 TITLE: Proposed - Roof Plan  
 SCALE: 1 @ 50



Proposed - Front Elevation

Note:  
All dimensions shown are indicative and should be checked on site.

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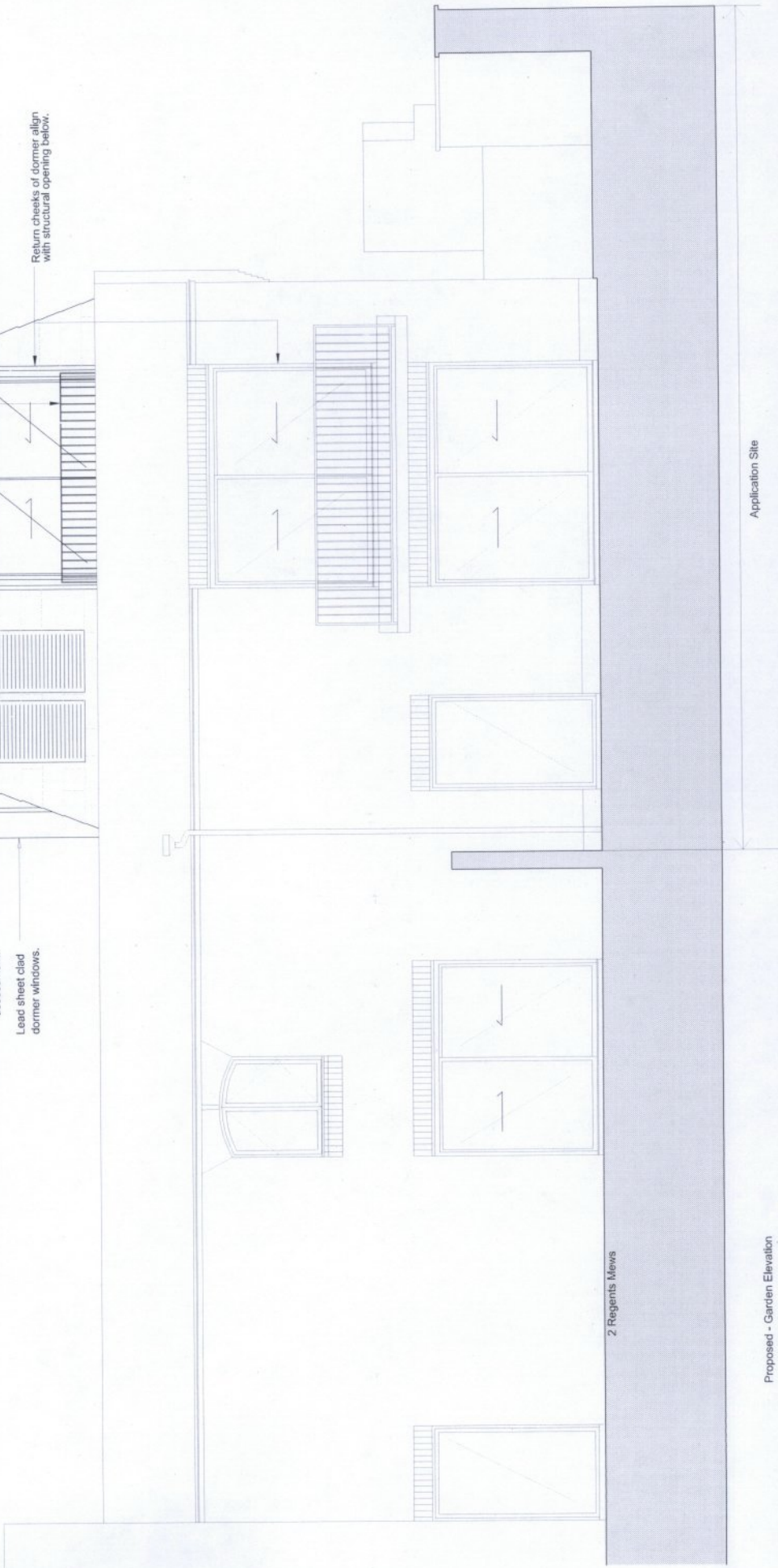
FOR PLANNING

REV.	DATE	NOTES

TITLE: Proposed - Front Elevation  
 PROJECT: 1 Regents Mews, London NW8 0LB  
 SCALE: 1 @ 50  
 DWG NO: P\_100\_20  
 PROJ REF: 2140003  
 DATE: 06.08.2014

Glass rooflight.  
 Lead sheet clad dormer window.  
 High specification metal sliding doors with slender sightlines to match and upgrade existing below.  
 Metal balustrade set back to face of sliding doors.  
 Return cheeks of dormer align with structural opening below.

Photovoltaic cell panels mounted to roof slope.  
 70 degree slope to hipped mansard roof.  
 Natural welsh slate tiles re-cycled from existing subject to quality assessment.  
 Lead sheet clad dormer windows.



Application Site

Proposed - Garden Elevation

FOR PLANNING

REV. NOTES: DATE: TITLE: Proposed - Garden Elevation DWG NO. P\_100\_21 REV. - PROJECT: 1 Regents Mews, London NW8 0LB PROJ REF: 2140003 SCALE: 1 @ 50 DATE: 06.08.2014

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metal balustrade at sliding doors to prevent access and to match existing

Rainwater gutter & pipework detail to match existing. Existing poor quality black UPVC rainwater pipe replaced with high quality metal, in colour to match. Fascia board upgraded with hardwood in paint to match.

Brickwork wall built up to match existing.

brick corbel detail to match existing

Raised bed/retained earth

Garden

Proposed - Rear Elevation

Note:  
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FOR PLANNING

REV.	NOTES

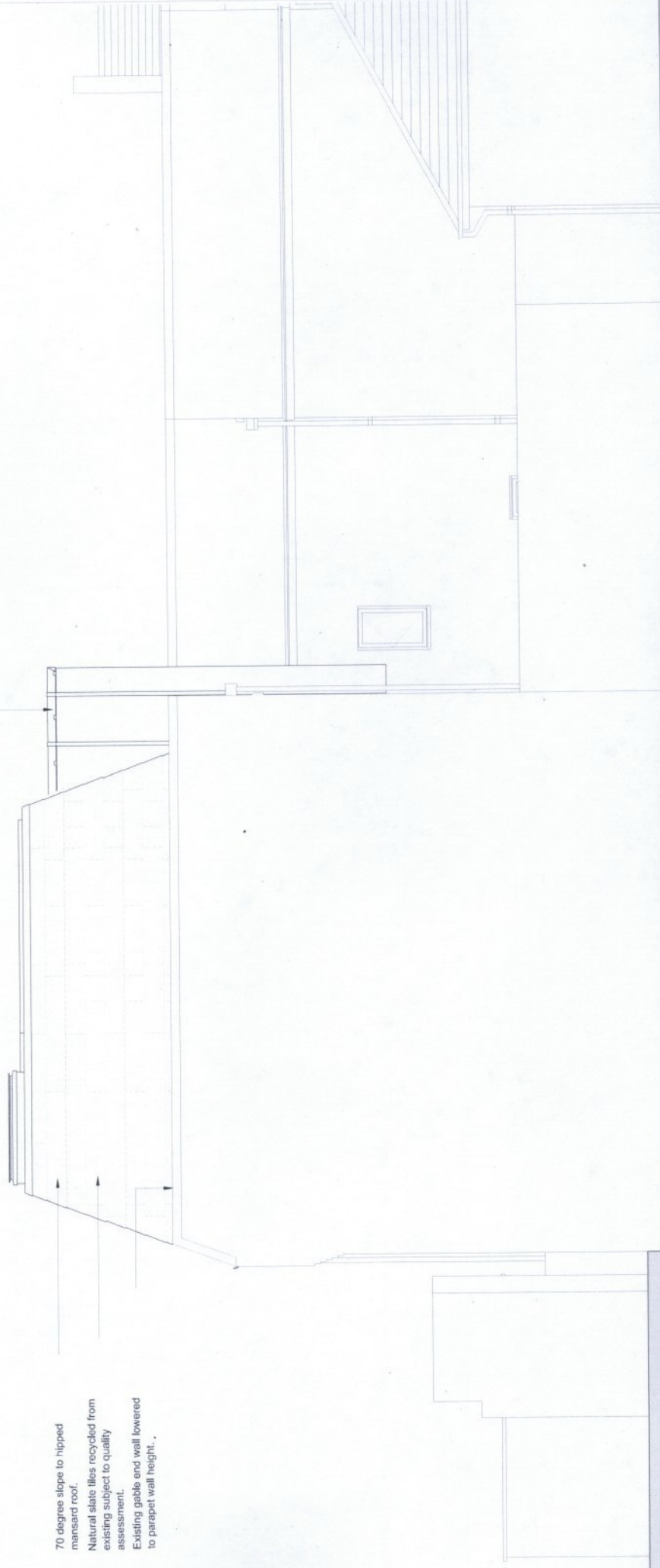
DATE

TITLE: Proposed - Rear Elevation  
PROJECT: 1 Regents Mews, London NW8 0LB  
SCALE: 1 @ 50  
DWG NO: P\_100\_27  
REV: .  
DATE: 06.08.2014



Existing projecting dormer window extended and return glazing replaced with lead cladding to mitigate any existing overlooking issues.

70 degree slope to hipped mansard roof.  
 Natural slate tiles recycled from existing subject to quality assessment.  
 Existing gable end wall lowered to parapet wall height.



Proposed - North Elevation

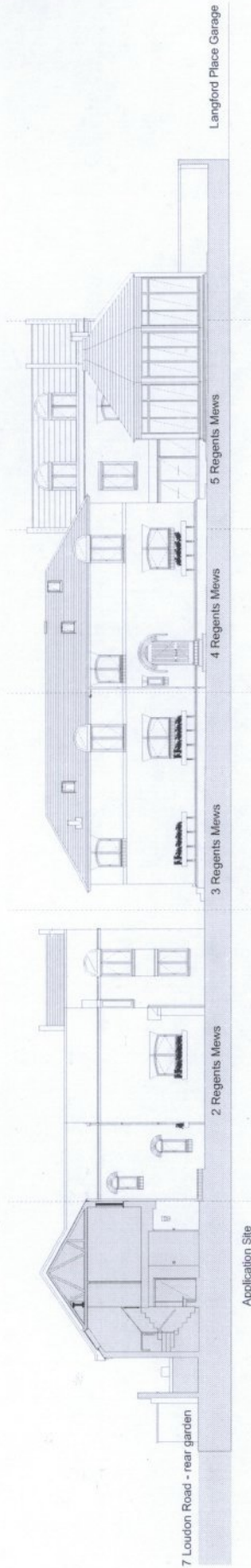
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FOR PLANNING

REV.	NOTES	DATE

TITLE: Proposed - North Elevation  
 DWG NO: P\_100\_28 REV: .  
 PROJECT: 1 Regents Mews, London NWS 0LB PROJ REF: 2140003  
 SCALE: 1 @ 50 DATE: 06.08.2014



Existing - Context Section B-B

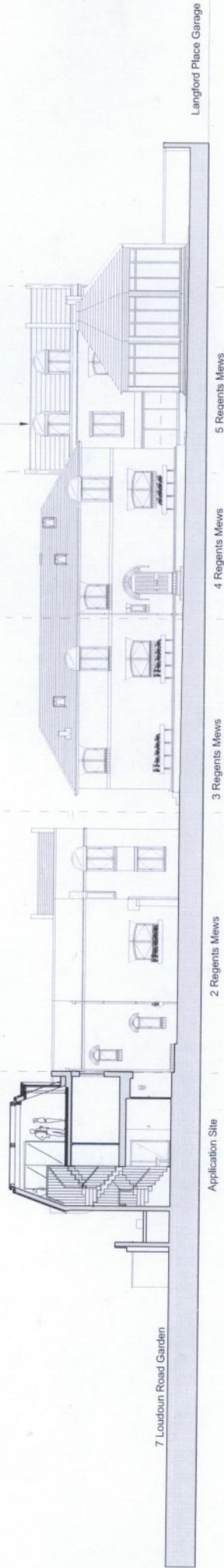
FOR PLANNING

REV.	NOTES	DATE

TITLE: Existing - Context Section B-B    DWG NO: E\_000\_20    REV: .  
 PROJECT: 1 Regents Mews, London NW6 0LB#PROJ REF: 2140003  
 SCALE: 1 @ 200    DATE: 06.08.2014

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Precedent mansard roof and  
dormer windows within the  
Regents Mews development.



Proposed - Context Section B-B

Note:  
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FOR PLANNING

REV.	NOTES	DATE

TITLE: Proposed - Context Section B-B DWG NO: P\_100\_25 REV: .  
PROJECT: 1 Regents Mews, London NW8 0LB PROJ REF: 2140003  
SCALE: 1 @ 200 DATE: 06.08.2014