

# Camden Square Conservation Area Advisory Committee

4 Murray Mews

London

**Date:** 26 May 2023

**Planning application Reference:** 2023/1450/P

**Proposal:** Demolition of the front boundary wall, excavation of the existing vacant site and the erection of a part 3/part 4-storey building to provide 2x 3-bedroom and 2x 2-bedroom self-contained flats, including associated amenity spaces and cycle and refuse storage areas.

## **Summary:**

We object to the current proposal, which, like its predecessors of 2004 and 2010, fails to maintain or enhance the conservation area and is contrary to the letter and spirit of the . Constructing a four-storey building in Murray Mews, will erode the significant historical contrast between tall buildings in the main streets and low buildings in the mews.

## **Comments:**

1. Whilst the proposal is technically adequate there
  - 1.1. Are minor height inconsistencies in second floor sections,
  - 1.2. Is confusion in labelling different elements of the elevations with the same number.
2. The bulk of the proposal is inappropriate in relation to neighbouring buildings.
  - 2.1. We considered the approved 2004 and 2010 proposals unacceptable since the building would not follow the general sequence of houses stepping down the mews, Now that the adjacent house uphill has acquired a set-back second floor, the current proposal not only meets that new roof level, but mostly exceeds it.
3. The creation of a half-basement goes against the ground-level entrances which contribute to the distinctive character of mews houses. Schemes, however, have already been approved and built which erode this and we therefore, see no point in pressing the issue.

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4. Murray Mews is almost entirely single-family dwellings. Though approved in a previous scheme, the proposed introduction of a multiple occupancy block is unwelcome and would dilute the character of the Mews.
5. We note the following
  - 5.1. The approved 2004 and 2010 schemes were poorly designed, congested, and unlikely to be built as drawn. Interestingly, the inadequacy of the approved designs is cited in the current Planning Statement as partially justifying the revised proposal.
  - 5.2. The current applicants note that as piles were drilled before the 2010 approval expired, that scheme could theoretically proceed. They argue that a taller building is suitable in this position to 'bookend' the mews at the railway cutting and to relate better to the heights of buildings in the main streets nearby. To reinforce their argument, they falsely claim (Item 2.2 of the current planning statement) that 6 Murray Mews, the two storey house which gained a partial third storey in recent years, is 'a predominantly 4-storey house'.
6. The current proposal, like its predecessors of 2004 and 2010 fails to maintain or enhance the conservation area and should be rejected. The main issue concerns the proposal to construct a four-storey building in Murray Mews, therefore eroding the significant historical contrast between tall buildings in the main streets and low buildings in the mews, as supported in the Camden Square Conservation Appraisal and Management Strategy.
7. If our recommendation is ignored and the current scheme is approved, the alignment of the portion of the roof shown as level with that of 6 Murray Mews must be clearly enforced. The minimal 2100 or 2112 second floor ceiling height of the adjacent part of this scheme should be taken as a warning that the roof level here is at great risk of being exceeded with no subsequent enforcement action taken, as often happens in such cases.
8. For ease of reference, copies of our comments on the 2004 and 2010 proposals accompany this submission.

**Signed:**

David Blagbrough

Chair

**Date:** 26 May 2003

# **Camden Square Conservation Area Advisory Committee**

Camden Square CAAC

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